



PLANNING AND URBAN DESIGN

7 January 2025

Jessie Huang & Duran Wedderburn
Planning and Development Services
Markham Civic Centre
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Jessie Huang and Duran Wedderburn

Dear Ms. Huang and Mr. Wedderburn,

**RE: City of Markham Official Plan Review
January 23, 2025 – Special Meeting of Council
Submission of Preliminary Comments on behalf of 25 Langstaff Rd. East
Developments Inc. – Phase 1A Site Plan Control
25 Langstaff Road East
Bridge Station Master Plan Ministerial Zoning Order – O.Reg 345/22
Our File: 22.555**

WND Associates has been retained by 25 Langstaff Rd. East Developments Inc. (“our client”) with respect to the submission of comments on the City of Markham’s Official Plan Review process relative to 25 Langstaff Road East (“the Subject Site”). The Subject Site (0.72 ha) is the first phase of development within the 25 ha Bridge Station Master Plan (“the BSMP”) Transit-oriented Community approved through a Ministerial Zoning Order (“MZO”), O. Reg 345/22, in April of 2022. Phase 1A is identified as CA4*3 on **Figure 1**.

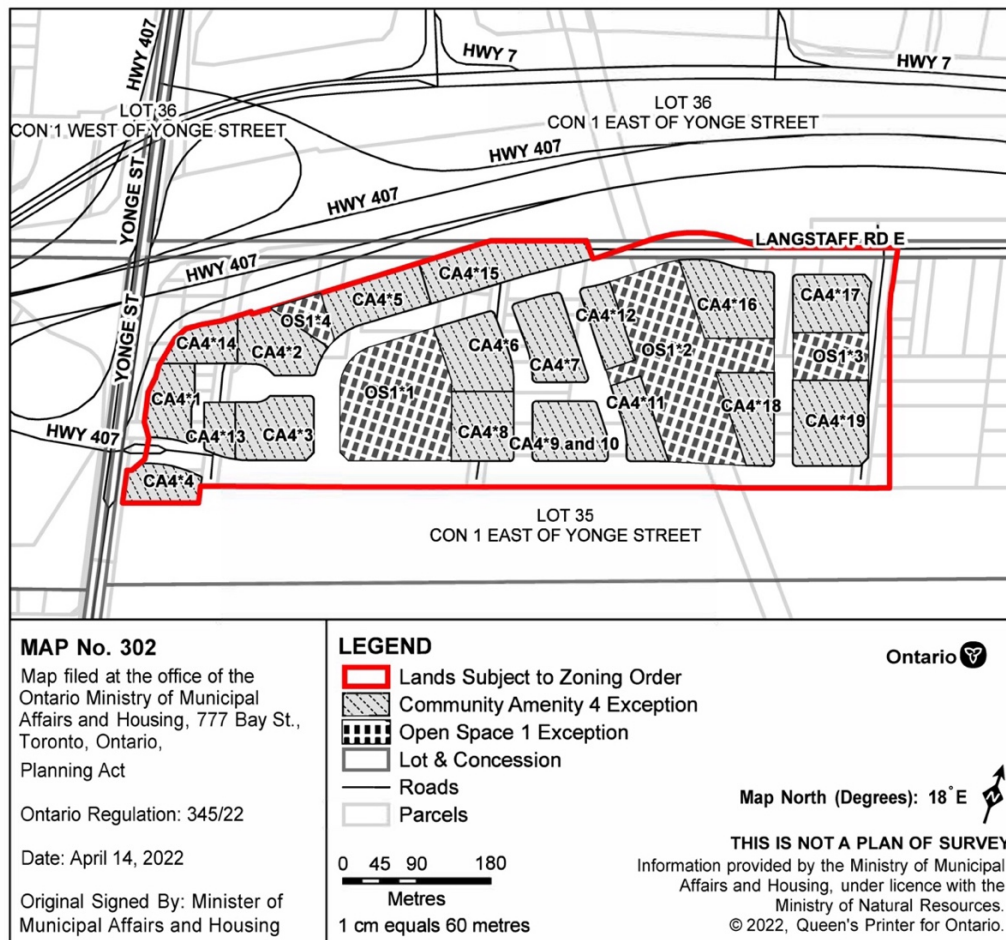
WND Associates was previously retained to assist with the Site Plan Control Approval (submitted in 2022; endorsement received by Council in May 2023). The Staff-delegated Site Plan Agreement process was facilitated in 2024.

In June of 2024, our client and the City of Markham completed the current version of the Site Plan Agreement. The current Site Plan Agreement is being held for execution pending resolution of the outstanding Draft Plan Condition clearances pertaining to the Phase 1A Draft Plan of Subdivision application. That being said, significant discussion was facilitated by our client and the City of Markham between January and June of 2024 to tailor the agreement terms to the Phase 1A development, and as such, no further revisions to the June 2024 Site Plan Agreement are anticipated or required. This process included several in-person meetings and exchanges of drafts. We, and our client, are confident that the



product of these discussions is an Agreement for Phase 1A that adequately reflects the development objectives of both the municipality and the builder.

Part of Lots 35 and 36, Concession 1 (Markham); Lots 20, 27, 45, 48, 49, 98, 100, 104-107; Benson Ave, Ruggles Ave, and Cedar Ave; Part of Lots 8-16, 21, 28, 33-37, 39, 40, 41, 44, 46, 93, 94, 96, 97, 99, 101-103, Part of Church Street on Registered Plan 2386,
City of Markham, Regional Municipality of York



Map Description:

This is map no. 302 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 35 and 36, Concession 1 (Markham); Lots 20, 27, 45, 48, 49, 98, 100, 104-107; Benson Ave, Ruggles Ave, and Cedar Ave; Part of Lots 8-16, 21, 28, 33-37, 39, 40, 41, 44, 46, 93, 94, 96, 97, 99, 101-103, Part of Church Street on Registered Plan 2386, City of Markham, Regional Municipality of York. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (miniinfo@ontario.ca) for regulation details.

Figure 1: O. Reg. 345/22 Map

The City of Markham's Official Plan was last updated in 2014 and pre-dates contemporary planning policies at both the Provincial and upper-tier municipal planning levels including: i) the 2024 Provincial Planning Statement, ii) the in-force 2022 York Region Official Plan, and iii) the MZO. At a high-level, it is positive that Council and Staff recognize the changing nature of the planning policy context and the need for contemporary policies.

As part of the Official Plan Review process, the City of Markham is anticipated to align its Official Plan policies with the 2024 Provincial Planning Statement, a provincial policy document which recognizes the need for new housing in strategic growth areas and Major Transit Station Areas as key policy objectives. Our client's approved Phase 1A plans propose 1,138 residential units, 386 sq. m of retail space and 695 sq. m of community use space within a Provincially identified Strategic Growth Area and Major Transit Station Area.

Given the significant leg work to arrive at a final Phase 1A Site Plan Agreement with City Staff, it is our expectation that the City of Markham will not introduce policies through this upcoming Official Plan review that would undermine the terms outlined in the June 2024 Site Plan Agreement or complicate our client's ability to implement the Phase 1A approved and endorsed plans set. Doing so would undermine the policy directives of the 2024 PPS and would be counterintuitive to completing more homes to meet municipal and provincial housing targets.

We look forward to working with Condor Properties, our client's development partner, to clear the outstanding Draft Plan Conditions at the Master Plan level. Following which, our client expects to move forward with the Phase 1A development. We would be pleased to meet with policy staff to discuss our feedback further. Please include the undersigned on all notices and circulations related to this item.

Respectfully submitted,

WND associates
planning + urban design



Kevin McKrow, MCIP, RPP
Senior Planner