



BOUSFIELDS INC.

Project No. 23284

Via Digital Delivery:

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January 24, 2025

Development Services Committee
Markham City Hall
101 Town Centre Boulevard
Markham L3R 9W3

Dear Mayor Scarpitti and Members of the Development Services Committee

**Re: *Yonge Corridor Secondary Plan Study - Interim Report
16-30 Glen Cameron Road***

We are the planning consultants to Sunfield Glen Cameron Developments LP (“Sunfield”), the owners of a site located on the north side of Glen Cameron Road, east of Dudley Avenue, municipally known as 16-30 Glen Cameron Road (the “subject site”). The subject site is the consolidation of eight residential properties and has a total lot area of 4,851 square metres (0.48 hectares).

On behalf of our client, we are pleased to submit this letter with respect to the Interim Report for the Yonge Corridor Secondary Plan Study (the “YCSP”), which will be before the Development Services Committee at its meeting of January 27, 2025.

Over the past year, Sunfield has been involved in discussions with City Staff including Planning, Urban Design, Transportation and Engineering with respect to the potential redevelopment of the subject site. Our Team was informed of the work the City was undertaking as part of the future Secondary Plan process for the Yonge Corridor at those meetings and Sunfield representatives attended/participated in meetings held so far. In June 2024, on behalf of Sunfield, we submitted Official Plan and Zoning By-law Amendment applications to permit the redevelopment of the subject site for a high-rise residential development.

We have reviewed the City Staff Report and the Interim Report for the YCSP and while we are generally pleased with the direction that the Secondary Plan is taking, we would like to provide the following preliminary comments as it relates to the subject site, in addition to a number of general comments:

- We recognize the subject site’s location in the Clark Station Protected Major Transit Station Area (PMTSA) as delineated by the Region of York and its

relationship in the YCSP to 'Areas of Change'. In this respect, a large portion of the subject site is located in the 'Yonge Street Neighbourhood Block', as demonstrated in the Place-Based Approach Conceptual Illustration (Figure 119). It is our opinion that the Areas of Change delineation is appropriate for the subject site.

- The eastern portion of the subject site adjacent to Dudley Avenue is delineated as a 'Transition Area' as demonstrated in the Place-Based Approach Conceptual Illustration (Figure 119). While we notionally agree with the delineation of a small portion of the subject site as Transition Area, we would suggest that there be flexible language in the YCSP to allow for a different delineation based on context, built form considerations and other site-specific qualifications, as deemed appropriate, without the need for an Amendment to the Secondary Plan.
- It should be noted that the reference to the Place-Based Approach Conceptual Illustration in the text as Figure 35 is incorrect. It is Figure 119.
- As it relates to the Conceptual Approach to Height Distribution of these areas, as shown on Figure 152, we recognize the inclusion of the word 'generally', however, it is our opinion that consideration should be given to language in the YCSP that allows for heights greater than those in Figure 119 based on context, built form considerations and other site-specific qualifications, as deemed appropriate, without the need for an Amendment to the Secondary Plan.
- We recognize the intent of the Dudley Community Seam and the notion of the expansion of the public realm along portions of Dudley Avenue as demonstrated in the Place-Based Approach Conceptual Illustration (Figure 119), with parkland/open space areas conceptually shown on the massing figures (Figures 155 and 156). Moreover, Figure 139 (Emerging Parks and Open Space Concept) identifies a Parkland Consolidation Zone along Dudley Avenue in order to achieve the envisioned Dudley Community Seam. While it is our preliminary opinion that the location of these parks is beneficial as it relates to the YCSP area's proximity to the existing stable low-rise community to the east, the precise location of public parkland and/or open space areas should be determined in consultation with landowners and through a development approvals process.
- Similarly, with respect to mid-block connections, as shown on Figure 140, consideration to the location and configuration of mid-block connections should be determined in consultation with landowners and through a development approvals process.

- We note that the Land Use Concept shown on Figure 147 depicts the whole of the YCSP as Mixed-Use, with the exception of areas identified as Existing Open Spaces, Employment and Community Facilities. There are no areas identified as 'residential'. Consideration should be given for flexibility in the land use and the ability to provide residential-only developments subject to context, appropriate market conditions and other qualifications.
- We note that in Section 2.5 of the Interim Report, a summary of the adjacent secondary plans of the Cities of Toronto and Vaughan are provided. The section indicates that the Yonge-Steeles Corridor Secondary Plan in Vaughan includes a provision related to Holding Provisions, which allows for heights/densities to increase "subject to the provision of necessary infrastructure, including water/wastewater servicing and future transportation improvements, including the future subway and BRT". Should the YCSP consider Holding Provisions and/or similar language, we ask that the Secondary Plan Update Team evaluate each project on a site-by-site basis in the context of the improvements that are required, in consultation with applicants and their consulting team.

We appreciate the opportunity to participate in the Yonge Corridor Secondary Plan process and respectfully request that City Staff and the Secondary Plan Update Team work with Sunfield and their consulting team in the context of Sunfield's active development application as the work on the Secondary Plan Update continues to advance.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact the undersigned or Himanshu Katyal of this office.

Yours truly,
Bousfields Inc.



Kate Cooper, MCIP, RPP

cc. *Development Services Committee*
Arvin Prasad, Commissioner of Development Services
Vanessa Muoio, Sunfield Glen Cameron Developments LP