



PLANNING AND URBAN DESIGN

24 January 2025

Development Services Commission
City of Markham
101 Town Centre Blvd
Markham, ON L3R 9W3

Attention: Deanna Schlosser, RPP MCIP
Senior Planner, Policy

Dear Ms. Schlosser,

RE: Yonge Corridor Secondary Plan Study - Interim Report
7951 Yonge Street
City of Markham
Haulover Investments Ltd.
WND File No.: 24.580

WND Associates are the planning consultant representing the owner of the lands located at 7951 Yonge Street in the City of Markham ("Subject Site"). The Subject Site is generally located within the southeast quadrant of the Yonge Street and Royal Orchard Boulevard intersection, within the preliminary Yonge Corridor Secondary Plan area. The Subject Site has an area of approximately 0.62 hectares with a frontage of approximately 83 metres along Yonge Street and is currently occupied by a two-storey heritage building (listed) located in the north portion of the Subject Site. The listed heritage building is located outside of the Thornhill Heritage Conservation District. The planned Royal Orchard Station is located approximately 130 metres north of the Subject Site.

On behalf of our client, we would like to submit the following comments pertaining to the Yonge Corridor Secondary Plan Study - Interim Report (dated January 2025).

Existing Conditions

With respect to the existing natural heritage features located within the Secondary Plan area, Figure 99, *Natural Heritage Map*, of the Interim Report, illustrates a large *Woodland* across the majority of the Subject Site.

Section 3.9, *Natural Heritage*, states that "*Figure 99 shows the distribution of natural heritage features in the Corridor*" and that the "*river, river valley, wooded areas, and wetlands identified along the Corridor are all contained within the City of Markham's Greenway System*". However, in review of the City of Markham Official Plan (2014), *Map 4 - Greenway System*, it is clear that the *Natural Heritage Network* does not extend across the Subject Site.

In our opinion, the existing conditions, as shown on the *Natural Heritage Map*, should be consistent with natural heritage network, as identified in the City's Official Plan, to avoid future conflicts and interpretation concerns.

Emerging Concept and Directions

As demonstrated on the *Proposed Place-Based Approach To The Emerging Concept and Directions* illustration (Figure 2) of the Yonge Corridor Secondary Plan Study - Interim Report, the Subject Site is placed within an *Area of Change* along Yonge Street which is characterized as an area "where significant infill or redevelopment will occur". In addition, Figure 152, *Conceptual Approach to Height Distribution*, of the Interim Report further places the Subject Site within an area identified for building heights of "generally up to 55 storeys" and identifies a *Height Peak* south of Royal Orchard Boulevard with downward transitions in building height directed towards the *Areas of Transition* located immediately to the east. The *Areas of Transition* are defined as areas that "support a transition in scale from high to low-rise development".

Figure 156, *Demonstration Massing of the Royal Orchard Station Area*, does not appear to fully embrace this direction. In particular, the heights of the buildings illustrated along Yonge Street are shown with a downward transition from the tallest building located on the north side of Royal Orchard Boulevard along Yonge Street, which does not reflect the identified *Height Peak* located south of Royal Orchard Boulevard.

Although we are encouraged by the conceptual building heights supported on the Subject Site, and support the general direction of this work, it is our opinion that the determination of the appropriate building heights along Yonge Street should be established on a site by site basis at the time Zoning By-law Amendments are considered. Our client intends to submit a site-specific application that would be generally consistent with the emerging direction of the Yonge Corridor Secondary plan Study.

Please accept this letter as our formal request for notice of any further reporting, meetings or decision made by the City with respect to this matter.

If you have any questions, please do not hesitate to contact the undersigned or Shannon Sigouin, Senior Associate, Urban Design (ssigouin@wndplan.com).

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal

cc: Mr. H. Terry, Haulover Investments, Ltd.
