



Report to: Development Services Committee

Report Date: June 19, 2012

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**SUBJECT:** RECOMMENDATION REPORT  
Phasing Plan for Phase 2 of the Times Uptown Markham Plan  
of Subdivision (19TM-070003)  
South side of Highway 7, east of Warden Avenue  
File No. SU 12 133313

**PREPARED BY:** Scott Heaslip, Senior Project Coordinator, Central District  
Brian Lee, Senior Manager, Development Engineering and  
Transportation

**REVIEWED BY:** Richard Kendall, Manager, Central District  
Alan Brown, Director of Engineering

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**RECOMMENDATION:**

1. That the staff report titled "Phasing Plan for Phase 2 of the Times Uptown Markham Plan of Subdivision (19TM-070003), South side of Highway 7, east of Warden Avenue," be received.
2. That the phasing plan attached as Appendix 'A' to the staff report, be approved for Phase 2 only.
3. That the subdivision agreement for Phase 2 include provisions to secure the construction of Rougeside Promenade to the west boundary of the applicant's lands, if required by the Town.
4. That, prior to the execution of a subdivision agreement for Phase 3, the Owner shall submit a comprehensive phasing plan for approval by Council and enter into a phasing agreement, if required by the Town.
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to discuss and recommend approval of a phasing plan for the Times Uptown Markham plan of subdivision.

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**OPTIONS/ DISCUSSION:**

On May 19, 2010, the Ontario Municipal Board draft approved plan of subdivision 19TM-070003 and implementing zoning for the lands on the south side of Highway 7 between Warden Avenue and Sheridan Nurseries. The overall development consists of 4500 residential units, park blocks, an elementary school block, and a commercial block.

The OMB approved conditions of draft approval require the owner to submit a comprehensive phasing plan for approval by Council prior to execution of the subdivision agreement for Phase 1, and to enter into a phasing agreement with the Town to secure the recommendations of the phasing plan prior to registration of Phase 1. The comprehensive phasing plan is to address the timing of development in relation to transit improvements and the achievement of modal split targets, the completion of primary roads, the installation of municipal infrastructure, and the conveyance of parks and greenlands. The transportation component of the phasing plan is to be informed by the Markham Transportation Strategic Plan and the Markham Centre Transportation Study.

The Markham Transportation Strategic Plan and the Markham Centre Transportation Study are both nearing completion, and will be finalized when the Town-wide and Markham Centre development projections have been confirmed based on the Town's growth strategy.

On November 9, 2010, Council approved a "preliminary" phasing plan to allow Phase 1 of the development to proceed, and directed the owner to submit a comprehensive phasing plan for approval by Council prior to the execution of a subdivision agreement for Phase 2.

Phase 1 is now registered and construction is underway on a 582 unit apartment development with ground floor commercial uses on Block 6, and a commercial development on Blocks 7 and 8. It should be noted that all of the Rouge River valleyland blocks and valley edge park blocks are being conveyed to the Town through the Phase 1 subdivision agreement.

The applicant has now applied for a subdivision agreement for Phase 2 and has submitted an updated phasing plan (attached as Appendix 'A'). Phase 2, which is shown in green on the attached phasing plan, includes three development blocks, two adjoining park blocks and a public elementary school block. The applicant advises that they will be applying shortly for site plan approval for a 490 unit condominium apartment development in Block 5.

Staff have reviewed the transportation requirements for Phase 2 and are satisfied that it can proceed on the basis of the existing road and transit network, the TDM measures proposed by the applicant, and the planned improvements – including the Birchmount Road bridge over the Rouge River and an additional road connection to Highway 7 at Verclaire Gate. The section of Highway 7 fronting this development is also planned to be widened in 2013/2014.

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On this basis staff can recommend that Council endorse the phasing plan attached as Appendix 'A' for Phase 2 only, and direct the applicant to submit a comprehensive phasing plan addressing the items outlined above for approval by Council prior to the execution of a subdivision agreement for Phase 3. Staff anticipate that the Markham Transportation Strategic Plan and the Markham Centre Transportation Study will be completed by this time.

It should be noted that the phasing plan provides that the western portion of Street 'C' (Rougeside Promenade) will be advanced, if required by the Town. In the event that Aryeh Construction (the owner of the lands to the west) proceeds with its development, staff will require Times to complete Rougeside Promenade to the Aryeh lands to provide a complete street network. This requirement is being secured in the Phase 2 subdivision agreement.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

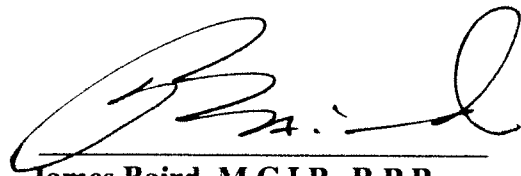
The phasing plan supports the Town's "Growth Management, Transportation and Municipal Services" policies.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The proposed phasing plan has been reviewed with other effected Town departments.

**RECOMMENDED BY:**

  
Rino Mostacci, M.C.I.P., R.P.P.  
Director, Planning & Urban Design

  
James Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

Appendix 'A' - Phasing Plan

**APPLICANT/AGENT**

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File path: Amanda\File 12 133313\Documents\ Phasing Plan Report

- 1) SANITARY SEWER AND WATER MAIN IS CONSTRUCTED TO MID-POINT OF ROUGESIDE PROMENADE
- 2) SWM - EAST PORTION OF SITE (PHASES 1 AND 2A) DRAINS TO BLOCK 20 - SWM BLOCK
- 3) SWM - WEST PORTION OF SITE (PHASES 2B & 3) DRAINS TO BLOCK 19 - SWM BLOCK
- 4) MDE - FROM THE SOUTH, NORTH ON STREET "B" THEN WEST ON STREET "C", TEMPORARY FACILITY ON BLOCKS 7 AND 8 IF REQUIRED

FLASKA DITCH TO BE PIPED & RELOCATED TO STREET 'A' R.O.W. WHEN BLOCK 19 (SWM) IS REQUIRED OR ROUGESIDE PROMENADE SERVICES CONSTRUCTED

**TIMING OF WEST HALF OF ROUGESIDE  
PROMENADE TO BE ADVANCED, IF  
REQUIRED BY THE TOWN OF MARKHAM**

**BIRCHMOUNT AND VERDALE CROSSING  
BRIDGES TO BE CONSTRUCTED BY THE  
TOWN OF MARKHAM**

**TIMING OF STREET 'G' SUBJECT  
TO AGREEMENT BETWEEN TIMES,  
SHERIDAN, TOWN & REGION**

