



## MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Catherine Jay, Development Manager, North District

REVIEWED BY: Biju Karumanchery, Director Planning and Urban Design

DATE: September 12, 2018

RE: Diversity of Housing in the Future Urban Area

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### PURPOSE

The purpose of this memo is to provide the Mayor and Members of Council with information and the framework for how a diverse housing stock will be achieved in the Future Urban Area.

Markham's Official Plan provides the high level framework and Council's direction to achieve healthy neighbourhoods through a diverse housing stock. The endorsed Conceptual Masterplan for the Future Urban Area (FUA) includes Key Directions for the Secondary Plans in the FUA and the type of policies to be included in the Secondary Plans regarding complete communities and housing. The Community Design Plans demonstrate the vision of each community and how the land use in the Secondary Plans can be achieved.

### MARKHAM'S OFFICIAL PLAN

Chapter 4 of our Official Plan provides the framework for Healthy Neighbourhoods and Communities and in particular Section 4.1 Housing includes policies that:

- Encourage the implementation of a diverse and affordable Housing stock
- Promote an appropriate and adequate range of housing choices by type, tenure and affordability level, to accommodate the needs of all Markham residents and workers regardless of **age**, income level, ability, culture and family composition.
- Provide for a broader variety of housing forms and sizes to respond to changes in household composition over time, and increase opportunities for more affordable housing choices and options for shared housing and special needs housing.
- Require more mid-rise and high-rise building types with a greater mix of dwelling unit sizes, to accommodate an increasing number of smaller households, **senior led households**, immigrant households and lone parent households, as well as a significant

number of households with children requiring dwelling units of sufficient size to accommodate families.

### **FUTURE URBAN AREA CONCEPTUAL MASTERPLAN**

The Future Urban Area (FUA) Conceptual Masterplan (CMP) provides the vision and direction for the preparation of Secondary Plans for new communities in the FUA. Consistent with our Official Plan, the Principles and Parameters and Key Directions endorsed as part of the CMP provide the direction for how the Secondary Plans will address the issue of housing diversity which includes housing for older adults, seniors and senior's residences.

### **COMMUNITY DESIGN PLANS**

The Community Design Plan (CDP) is a plan that demonstrates a coordinated approach to planning and urban design for each of the Secondary Plan Areas. The CDP provides detailed articulation of the vision, streets and blocks, neighbourhood focus, organization of schools and parks, trails and open spaces, built form, density transition, greenway interface, integration of cultural heritage buildings, sustainability features, active transportation network, and streetscape and other public realm considerations. Each CDP will include a demonstration plan that further articulates the vision and community structure and provides guidance where built form such as bungaloffs, triplexes, duplexes, seniors housing etc. are permitted and best located within each Secondary Plan Block.

### **DRAFT PLANS OF SUBDIVISION AND ARCHITECTURAL CONTROL**

At the time of Draft Plans of Subdivision a condition of draft plan approval will be the submission of Architectural Control Design Guidelines. These guidelines establish a common vision for the community and are intended to provide the builders of residential projects in the community with guidance to achieve that vision. The Architectural Design Guidelines build on the principles and concepts established in the Community Design Plan. The Guidelines provide concepts and standards to guide development on private lands and address issues concerning site planning, architectural design, and landscape design as well as providing:

- guidance for the appropriate location and design of purpose built second suites; and
- guidance and requirements for a variety of model types (bungaloffs, duplexes, triplexes, apartments, purpose built second suites etc.) and their placement within the draft plans.

### **CONCLUSION**

Once the City has approved Secondary Plans and endorsed Community Design Plans staff can process draft plans of subdivision, including the review and approval of Architectural Control Guidelines. This is the process that facilitates the detailed discussions with applicants and Landowners regarding the requirement for a diverse housing stock that includes model types and tenure to ensure appropriate built form is delivered in the FUA to create complete communities.

Staff regularly work with developers early in the subdivision process to discuss built forms, from a complete perspective, including specific discussions to achieve diversity and affordable housing, including housing that will accommodate seniors."