



# WESTON CONSULTING

planning + urban design

Legislative Services  
City of Markham  
101 Town Centre Boulevard  
Markham, ON  
L3R 9W3

September 12, 2018  
File 7427

**Attn: Kimberly Kitteringham  
City Clerk**

**RE: Site Plan Control Application, (File SC 16-175490)  
2830 Highway 7, City of Markham**

Weston Consulting is the planning consultant for the Zion Alliance Church, the registered owner of 2830 Highway 7 (herein referred to as the "subject property"). This letter is provided to formally request that Weston Consulting be given the opportunity to address Council at this evening's Council Meeting on September 12, 2018 regarding the proposed development of the subject property.

The proposed development includes the construction of a 275 sq.m addition to the existing place of worship which is a Listed property on the City's Cultural Heritage Register. The purpose of the proposed building addition is to provide additional community and meeting space for the church's congregation. No new pews are to be added and the proposed addition is not to attract new parishioners, but is to add features to accommodate the existing and aging congregation such as an elevator to assist seniors who struggle to access the existing second floor.

The above referenced site plan application has undergone review by City Planning and Development staff, as well as Regional and Conservation Authority staff, and is now in a position to receive Site Plan Endorsement. As a result, Parkland Dedication has now been requested by Urban Design and Parks staff as a condition of Site Plan Approval.

The purpose of the deputation is to request that Council exempt the proposed development from the City of Markham Conveyance of Parkland By-law 195-90 and allow this development to be approved without having to provide the requested 5% cash-in-lieu of parkland.

In May 2013, a report entitled the "Review of Parkland Dedication By-law, Policies and Practices" was completed for the City by The Planning Partnership to examine current approaches to park planning and acquisition at the City and in other jurisdictions to promote an updated parkland dedication process. In June 2013, staff prepared a Recommendation Report to Council articulating the findings of the study and a proposed draft by-law to replace the current Conveyance of Parkland By-law 195-90; however, its adoption was deferred, pending the outcome of the Province's review of the Land Use Planning and Appeal System, which has now been completed.

The study and implementing draft by-law provided the following key regulations that should be considered:

- Parkland dedication should be discounted or removed for particular purposes such as, affordable housing, seniors housing, community facilities, institutional uses and cultural uses which provide a substantial community benefit.
- The proposed draft parkland by-law includes the following provision:
  - 4.2 The City may consider a reduction to, or exemption from, conveyance for park purposes where a development or redevelopment:*
    - a) is a public use;*
    - b) includes affordable housing in accordance with the definition of affordable housing in the Provincial Policy Statement;*
    - c) is a nursing homes as defined by the Long-Term Care Act, 2007;*
    - d) is being undertaken by a non-profit organization; or,*
    - e) is within a Heritage Conservation District or incorporates and conserves a cultural heritage resource.*

Based on the above and the intent of the proposed development, we believe that parkland dedication should be exempt in this instance for the following reasons:

1. The subject property is zoned as *02 – Institutional and Open Space* under by-law 165-80. The current and continued use of the property is for institutional uses associated with a place of worship. The proposed building addition will provide much needed meeting rooms for the church congregation and its associated charities. The institutional use will also provide a community benefit to the surrounding area as indicated in the parkland dedication study.
2. The church is managed and undertaken by a non-profit organization.
3. The subject property consists of a cultural heritage resource, which is being preserved and enhanced as part of the development proposal.
4. Institutional uses are exempt from parkland dedication in other jurisdictions throughout the Region of York. The parkland dedication study completed for the City found that the City of Vaughan and the Town of Richmond Hill do not require parkland dedication for institutional uses.

We trust that the above information provides a sufficient summary as to why the subject property should be exempt from the requirements of the Conveyance of Parkland By-law 195-90. We request the opportunity to address City Council to further discuss the matter and formally provide our request.

Please contact me at ext. 266 or Michael Vani at ext. 252 should you require any additional information.

Yours truly,  
Weston Consulting  
Per:



Martin Quarcoopome, BES, MCIP, RPP  
Associate

- c. Keith Kwok, Zion Alliance Church  
Councillor Alan Ho, Ward 2 Councillor