

DEPUTATION BY URA REGARDING 4077, 4101 AND 4121 HIGHWAY 7 (KINGDOM DEVELOPMENTS)

Development Services Committee Public Meeting, Sept 24, 2024, Agenda Item 4.2

URA-DeputationKingdom2024-09-24

This is an official deputation from the Unionville Residents Association. This proposed development is within our boundaries.

The staff report says that this application will be reviewed with regard to the emerging Markham Centre Secondary Plan update. Well...we are going to give you some help and get you started. Here is our take on this key item.

We are only going to speak to Phases 2 and 3 of Kingdom's application, as the report doesn't give much information on Phase 4. Back in Sept, 2022, Council approved the following:

- One tower in Phase 2 - 25 storeys with 465 residential units
- Three towers in Phase 3, of height 27, 32 and 37 storeys with 1,284 units
- For a total of 1,749 units

The draft Secondary Plan approved by Council in July, 2024 has a height limit of 30 storeys for this property, which is consistent with the average of the 4 towers. No doubt setting the limit at 30 was taken exactly from the site specific approval from 2022. **The Secondary Plan also has a FSI limit of 7.0**

Now the applicant is asking for about 16 % more units:

- Phase 2 – 30 storeys with 621 units
- Phase 3 – towers of height 32, 37 and 42 storeys for total unit count of 1415
- For a total of 2037 or 16% more

But the FSI for Phases 2 and 3 combined is only about 7.0, if you believe the staff report. However, we are **unable to reproduce that calculation, and get a FSI of closer to 10.**

Why is this important? Because of **Policy 10.8.8** in the Secondary Plan. This discusses what is to happen if higher densities are proposed by an applicant. It says, in essence, if a developer proposes an FSI that is x% above that in the Sec Plan, he must model **all future developments** in Markham Centre at also a FSI that is x% above the Sec Plan and see if the infrastructure can support the density increase.

Here are a couple of specific quotes from the Secondary Plan:

“The maximum densities established in the Secondary Plan have been used to project population and jobs, which in turn have informed the proposed parks and transportation systems, servicing requirements and the future community infrastructure needs”.

“Densities exceeding the FSI may be considered taking into consideration the total projected growth of the Secondary Plan area and **cumulative impact of similar increases in density** on sites with development potential.”

. So we have two requests for you:

- Have staff show us their detailed FSI calculation, consistent with how the arithmetic is to be done, as described in Policy 10.8.7
- If the FSI exceeds 7.0, as we think it will, demand that the applicant comply with Policy 10.8.8.

This principle of using Policy 10.8.8 sets an important precedent. So let's start using it in this application.