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**Sent:** Wednesday, November 17, 2021 1:38 PM

**To:** Regional Clerk <[ClerkGeneralLine@york.ca](mailto:ClerkGeneralLine@york.ca)>; Regional Chair <[regional.chair@york.ca](mailto:regional.chair@york.ca)>

**Cc:** Frank Scarpitti <[mayorscarpitti@markham.ca](mailto:mayorscarpitti@markham.ca)>; Haulover Office <[haulover@rogers.com](mailto:haulover@rogers.com)>; Minister (MMAH) <[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)>; Freeman, Paul <[Paul.Freeman@york.ca](mailto:Paul.Freeman@york.ca)>; Malcic, Sandra <[Sandra.Malcic@york.ca](mailto:Sandra.Malcic@york.ca)>; Darryl Lyons <[dlyons@markham.ca](mailto:dlyons@markham.ca)>

**Subject:** Re: Written Submission to Regional Council Meeting: November 25, 2021 (on behalf of 7951 Yonge Street, Markham) - Draft November 2021 ROP

Re: Minutes following Committee of the Whole Meeting: November 11, 2021 at 1:00 PM

Agenda Items: C.3 Draft York Region Official Plan – Staff Presentation

E.12 Transportation Master Plan Progress Updated

G.2.1 Establishing a Community Housing Development Master Plan

H.2.2 Draft York Region Official Plan 2021

I.2.2 2022 Development Charges Bylaw – Policy Directions (the "Agenda Items")

Dear Chair Emmerson and Members of Regional Council;

I represent the Owner of 7951 Yonge Street, Markham.

In February 2021, Regional Council declared a Housing Affordability Crisis. This is confirmed in the Report of the Commissioner of Community & Health Services, Item G.2.1) (the "Report").

The Report also seeks to increase the supply of more affordable housing units, including through an upcoming Affordable Private Market Housing Implementation Plan, to be focused on "...partnership opportunities that the Region can pursue to increase affordability in the private market" (at p. 5).

Attached is a development concept that the Owner of 7951 Yonge Street *has shared* with the City of Markham (Development Services Committee, October 25, 2021) and Markham Staff. The development concept highlights a **potential public private partnership** by incorporating non-profit units in a truly mixed used (future ready) development.

**This development can be shovel ready in 2 years-time**, if there be a commitment by the Province, the Region and City of Markham to achieve this outcome, by expediting all required approvals, in advance of the future YNSE Line 1 to Richmond Hill/Markham Centre. I have copied the Minister of Municipal Affairs since the Ministry has ultimate approval authority over any development along the subway corridor.

I would ask Regional Council to direct appropriate Staff to engage with us now.

Kindly confirm receipt by reply email and please provide me with further notice of any decisions taken concerning the above Agenda Items including the draft ROP 2021.

Thank you.

**Jeffrey E Streisfield**, BA LLB MES  
416.460.2518

**LANDLAW**<sup>TM</sup>

# 7951 YONGE STREET

Markham (Thornhill), Ontario

MAY 2021

## PROPOSED MIXED-USE DEVELOPMENT

ALONG YONGE NORTH SUBWAY CORRIDOR  
PREPARED FOR HAULOVER INVESTMENTS LTD.  
(DRAFT FOR DISCUSSION & CONFIDENTIAL)

Current use: Commercial Office

Proposed use: 26-storey mixed use (high rise) building

No. of apartment (dwelling) units: approx: 160-180

No. of zero car household apartment (dwelling) units: 50 -60

Total proposed on-site parking supply: 120 spaces including 5 car share

- Surface parking spaces: 24 of which 5 will be car share
- Underground parking spaces: 96 in two levels

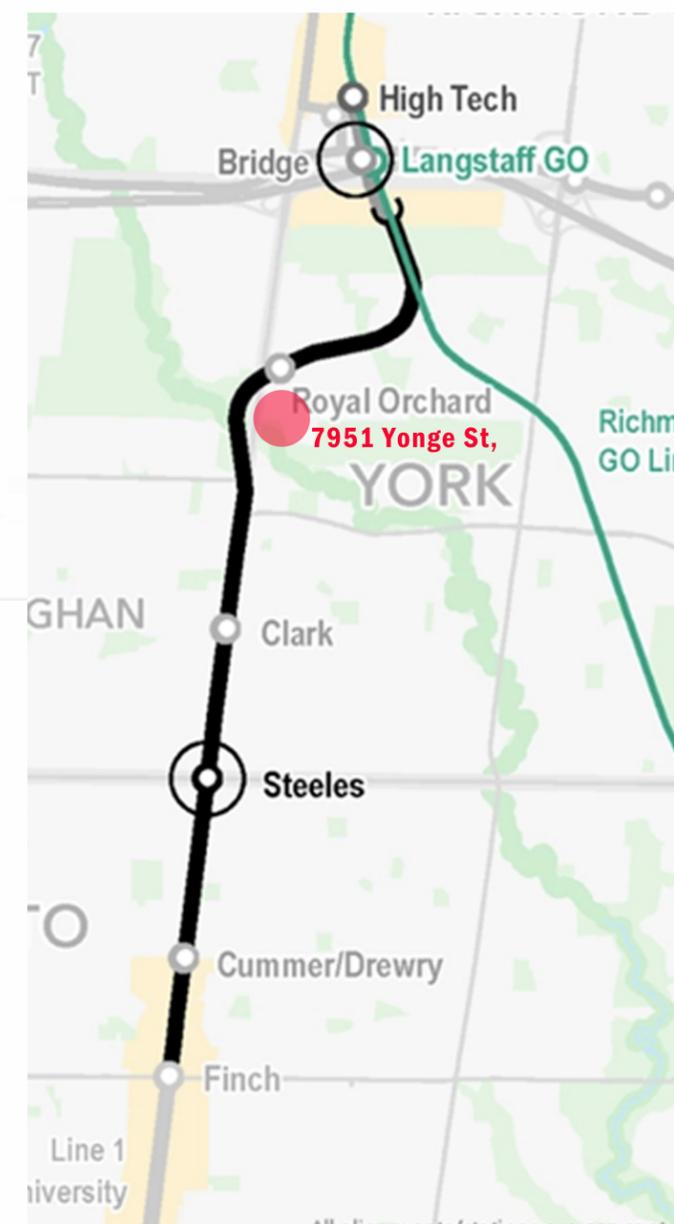
(Existing) Net Site Area: 2528.19 m<sup>2</sup>

Access: via Yonge Street over shared private driveway

Density: 7.5 x site area (or 18,960 m<sup>2</sup>)

FOR FURTHER INFORMATION PLEASE CONTACT:

JEFFREY E STREISFIELD, BA LLB MES 416.460.2518 jeffrey@landplanlaw.com LANDLAW www.landplanlaw.com





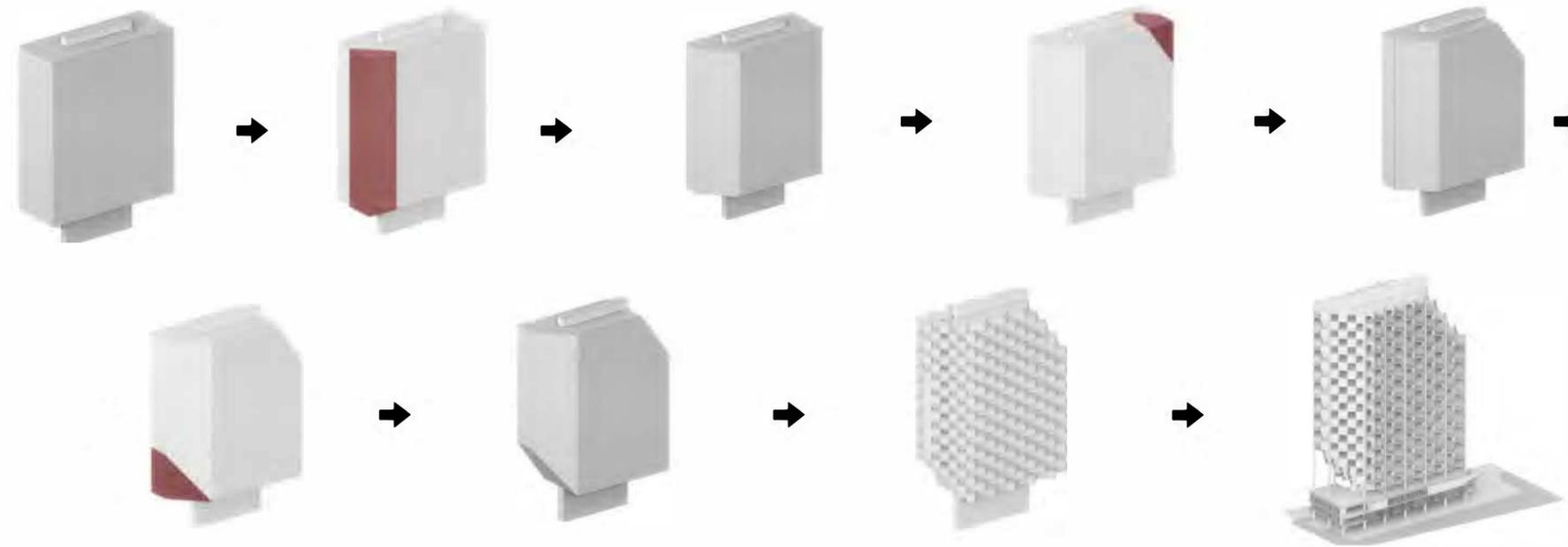
## DEVELOPMENT GOALS

- Provide mixed-use Building, along the future Yonge north subway corridor, that contributes to the creation of complete communities;
- Create attractive multi-storey street related building environments;
- Ensure that new development is compatible with the character and pattern of surrounding development;
- Ensure that adequate on site amenity spaces;
- Promote a high quality of urban design;
- Promote sustainable development practices including a creation of zero car household apartment (dwelling) units;
- Improve the pedestrian experience;
- Improve access to transit services;
- Minimize the cost of housing;
- Provide housing options and choices;

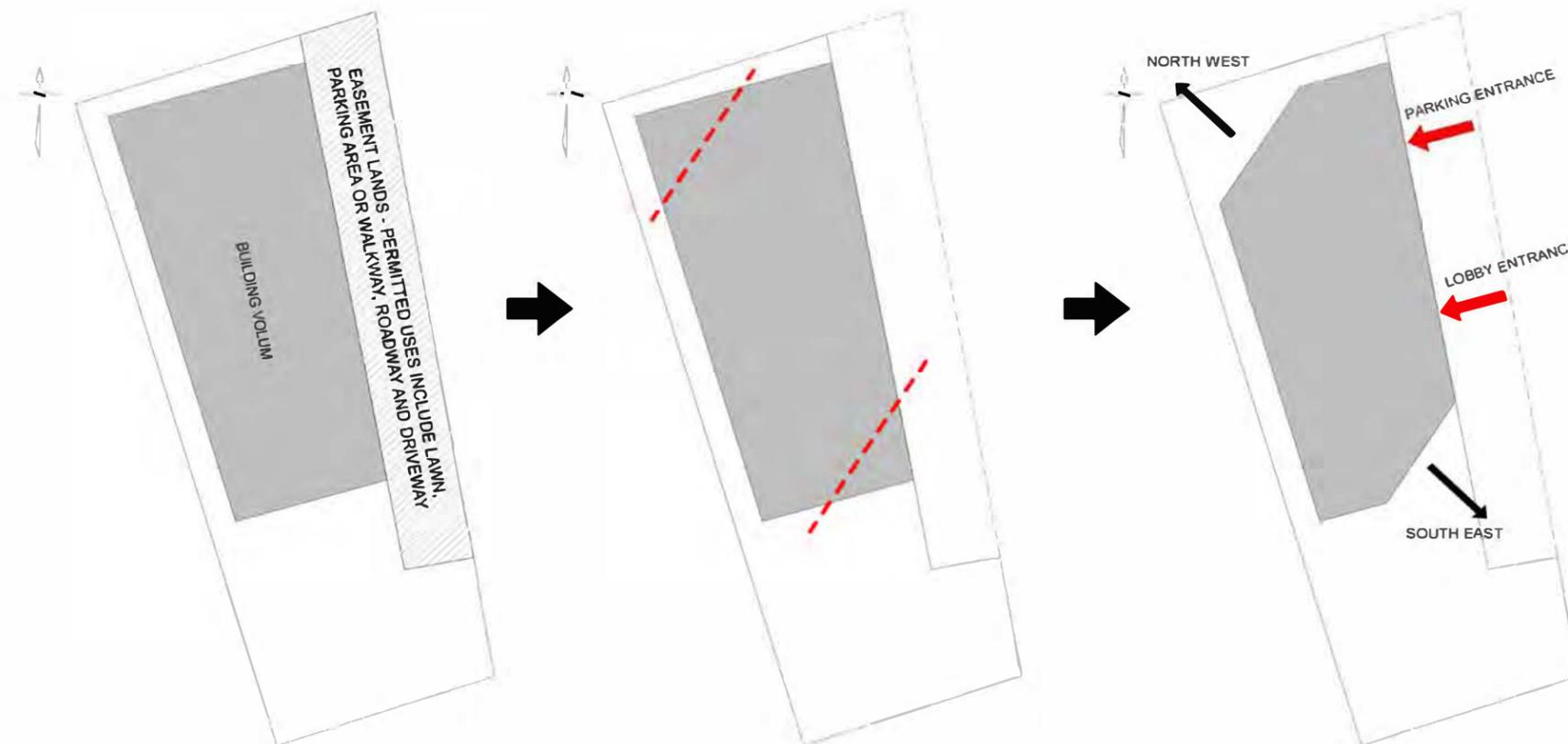
## SITE AND AREA CONTEXT



# DESIGN PROCESS-EVOLUTION OF MASSING AND BUILT FORM

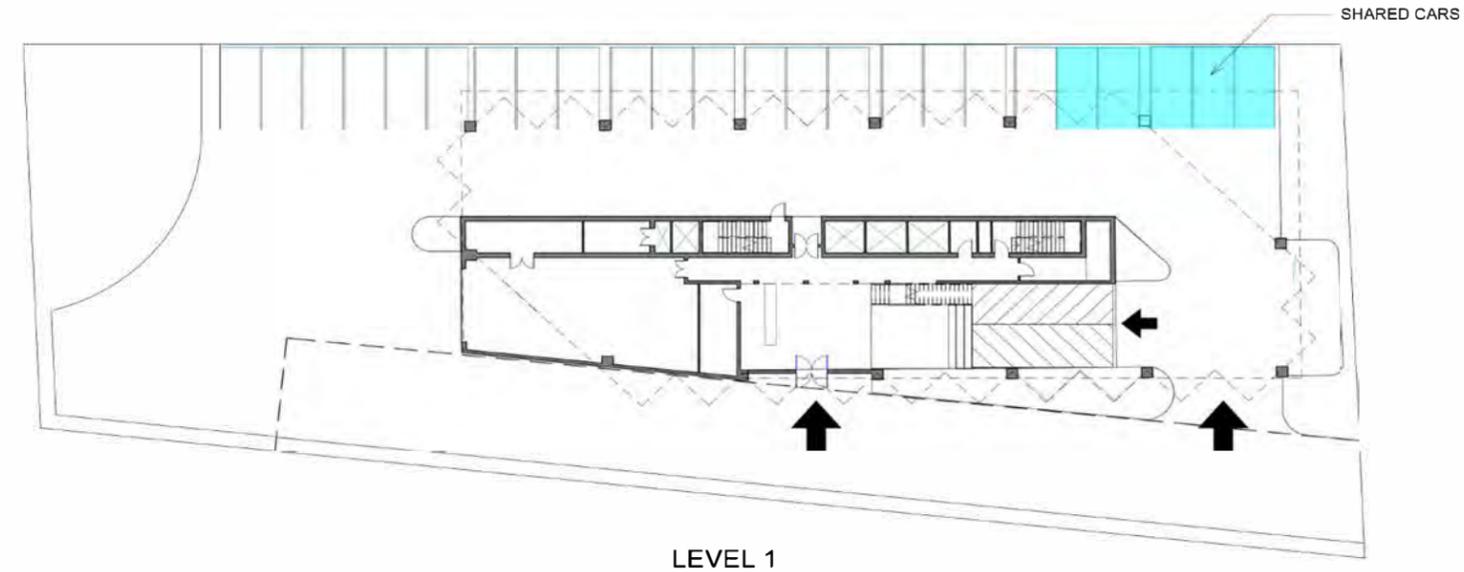


# BUILDING ORIENTATION & ACCESS



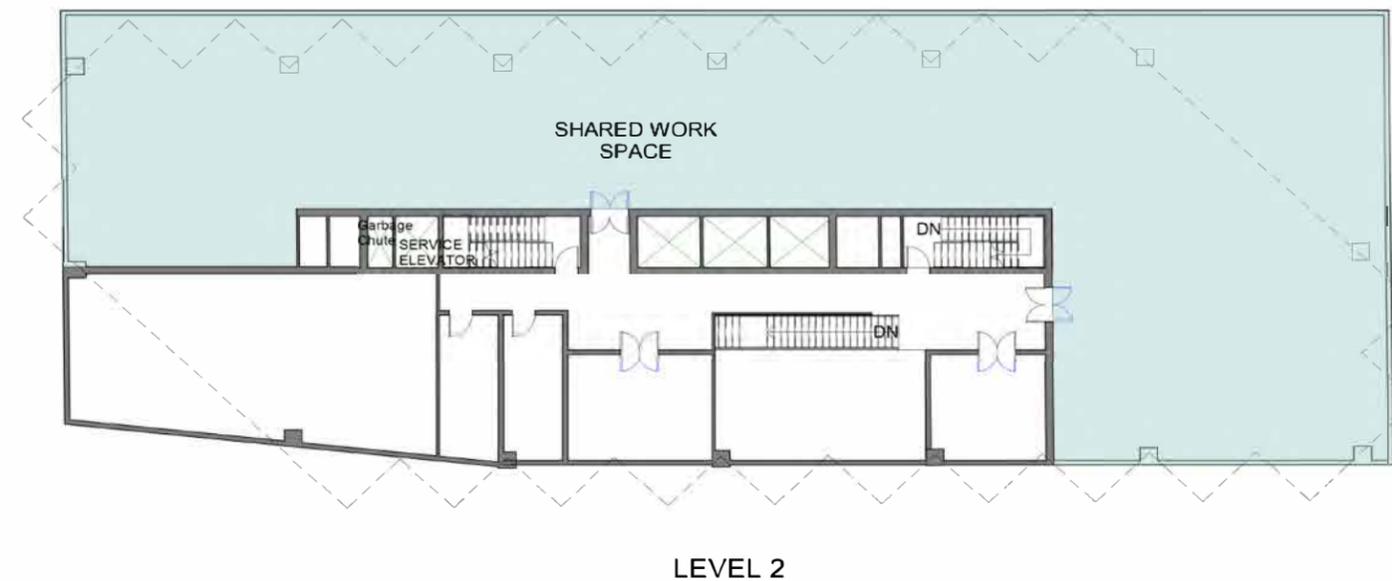
## CAR SHARING PARKING AREA

CAR SHARING IS A SUSTAINABILITY INITIATIVE WHICH BRINGS ADDED VALUE TO THE BUILDING. THE RESIDENTS OF THE BUILDING CAN RENT CARS FOR SHORT PERIODS OF TIME, (PRIVATE-ACCESS SHARE-CARS).

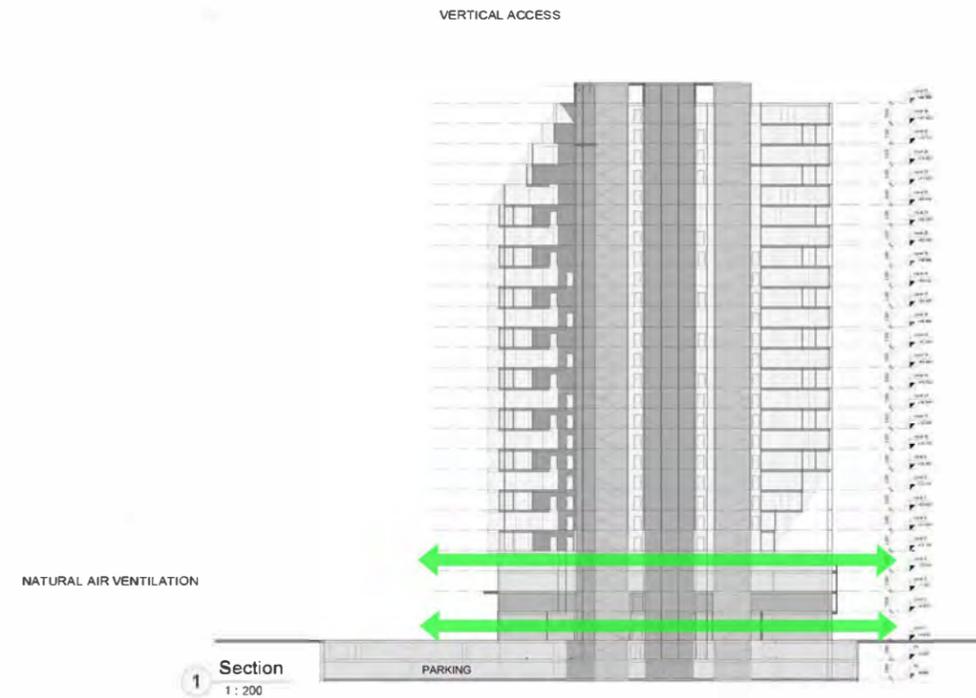


## SHARED WORK SPACE

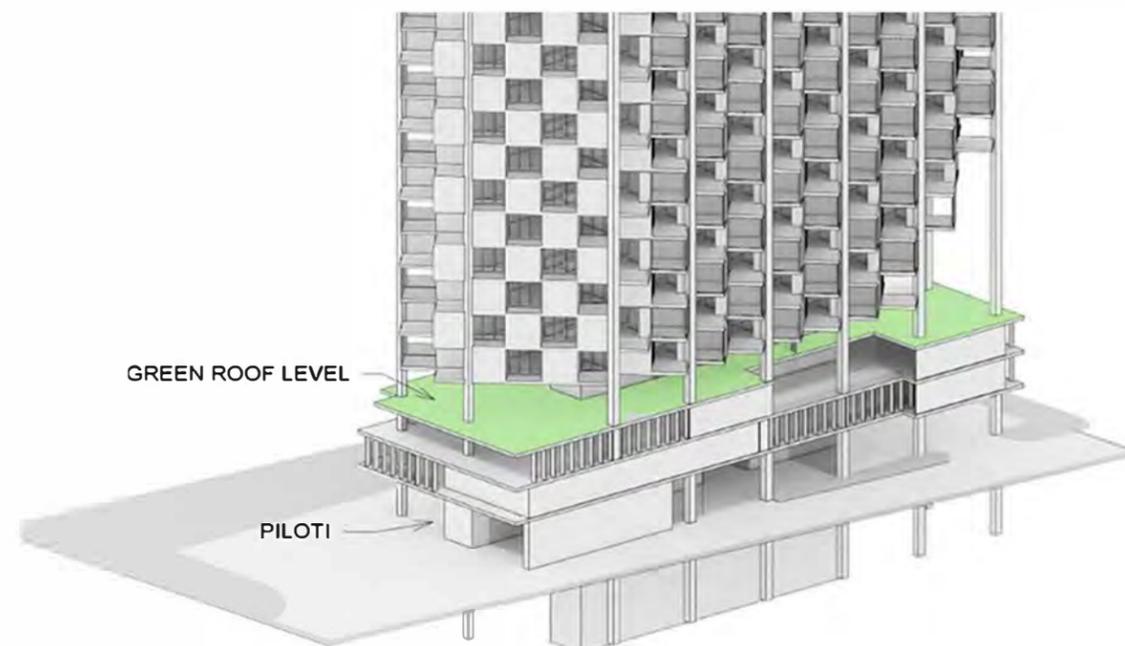
IT IS RECOMMENDED TO ALLOCATE A STORY TO A CO-WORKING SPACE, WHICH IS EQUIPPED WITH NECESSARY FACILITIES AND EQUIPMENT, AND IS RENTED OUT TO INDIVIDUALS OR GROUPS WHO WISH TO USE THESE FACILITIES IN THE FORM OF ONE OR MORE SMALL DESKS OR PRIVATE OFFICES.



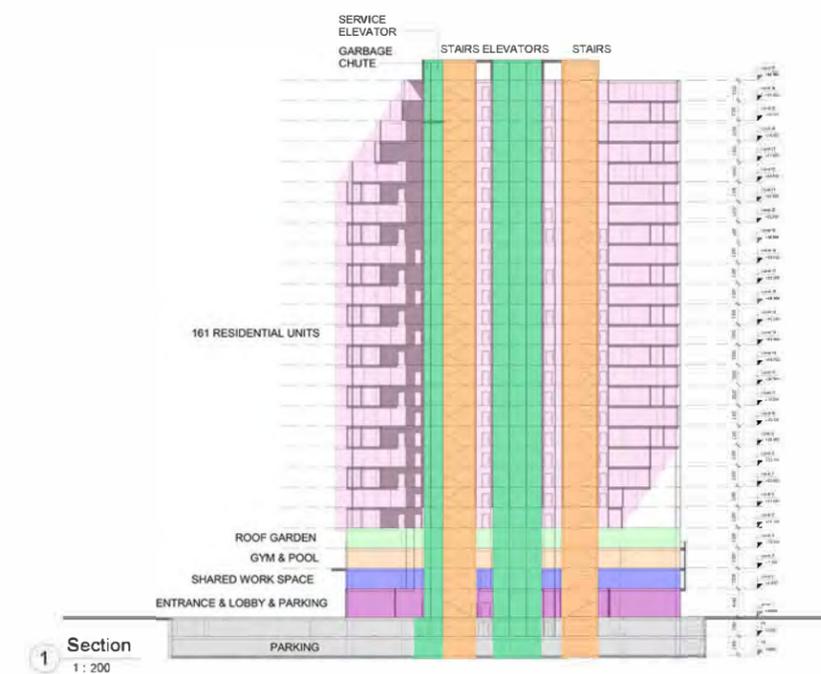
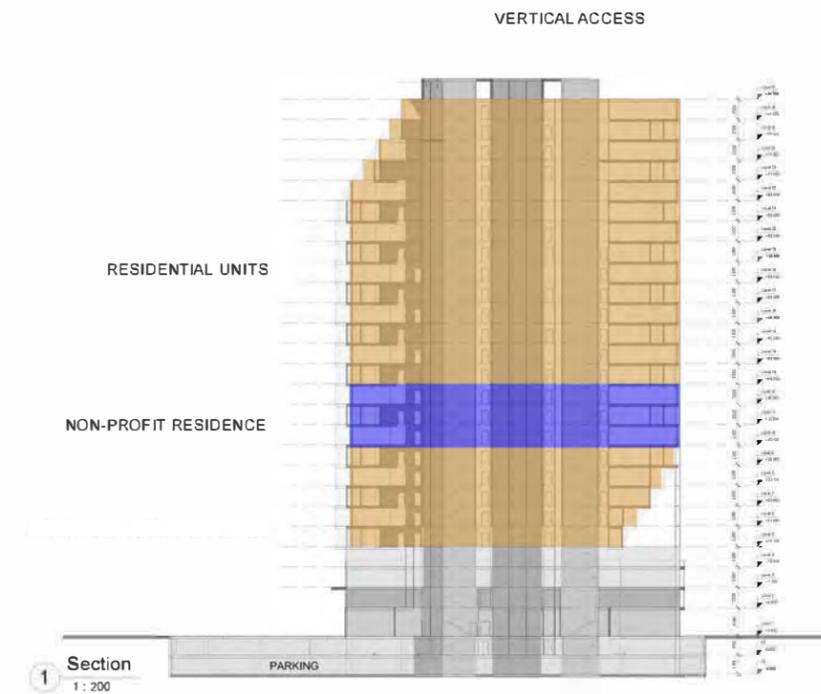
## GREEN ROOF & NATURAL AIR VENTILATION



NATURALLY VENTILATED SPACES HELP TO REDUCE THE RISK OF SPREAD OF INFECTIONS SUCH AS COVID-19.

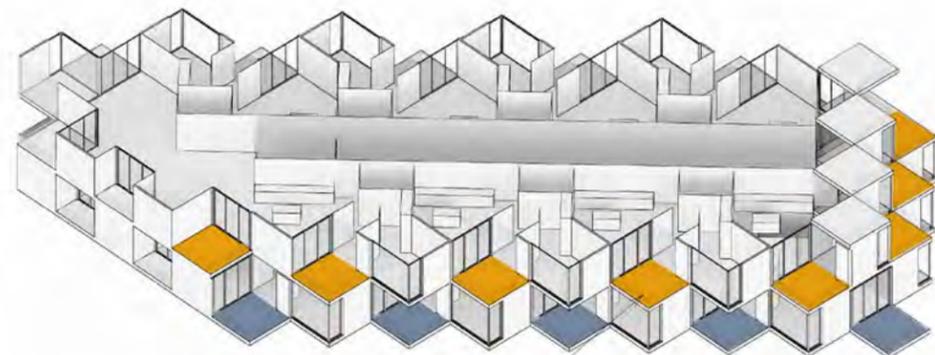
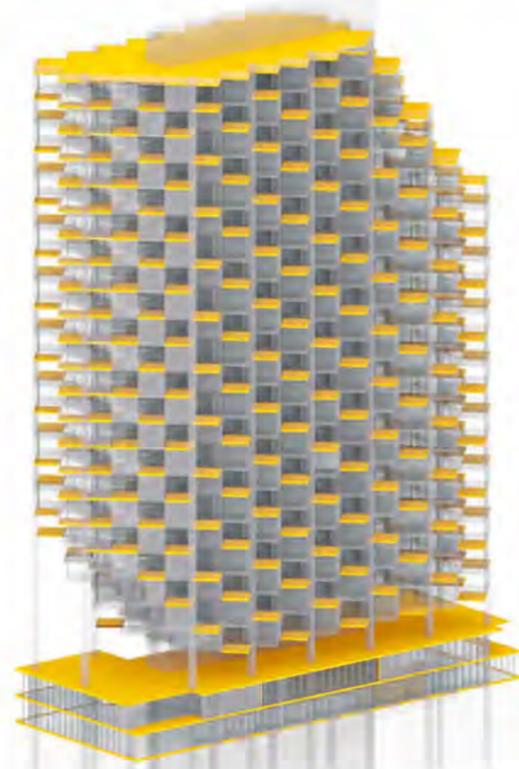


## RESIDENTIAL UNITS- POTENTIAL OUTCOMES

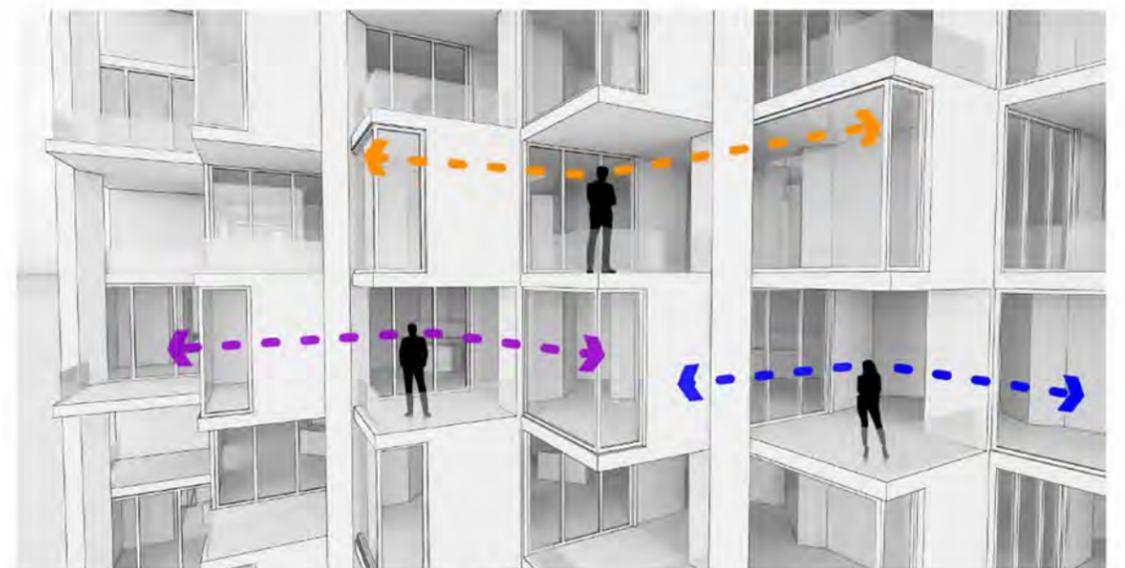
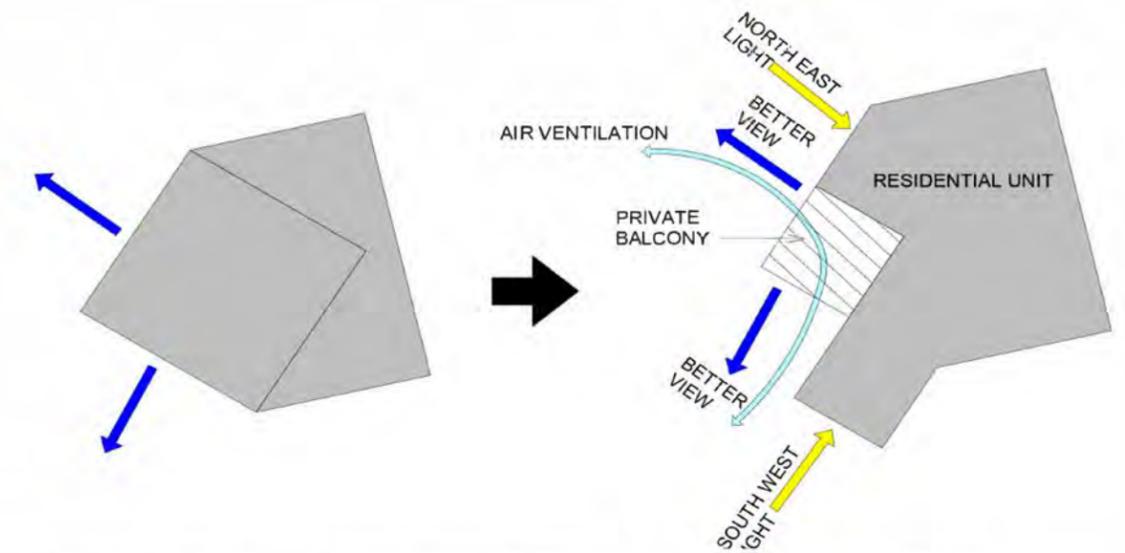
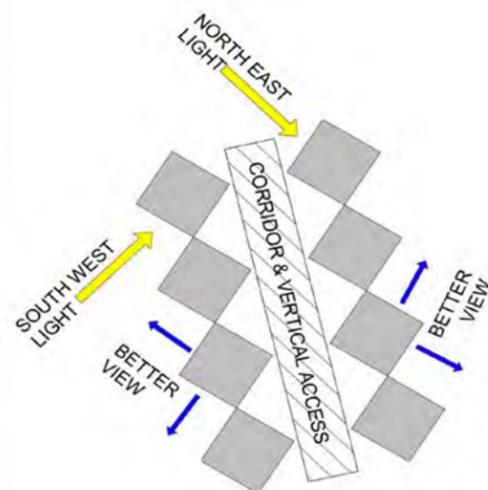
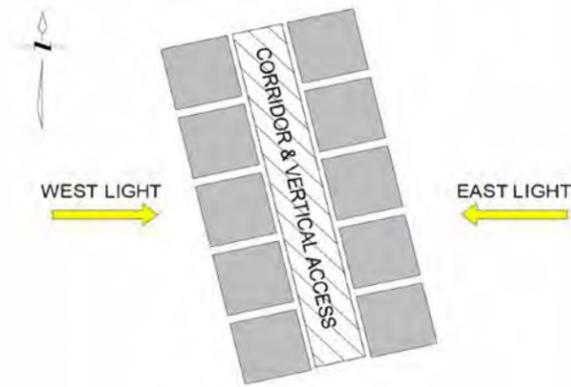


# PRIVATE BALCONIES & GREEN SPACES

# RESIDENTIAL UNITS ORIENTATION

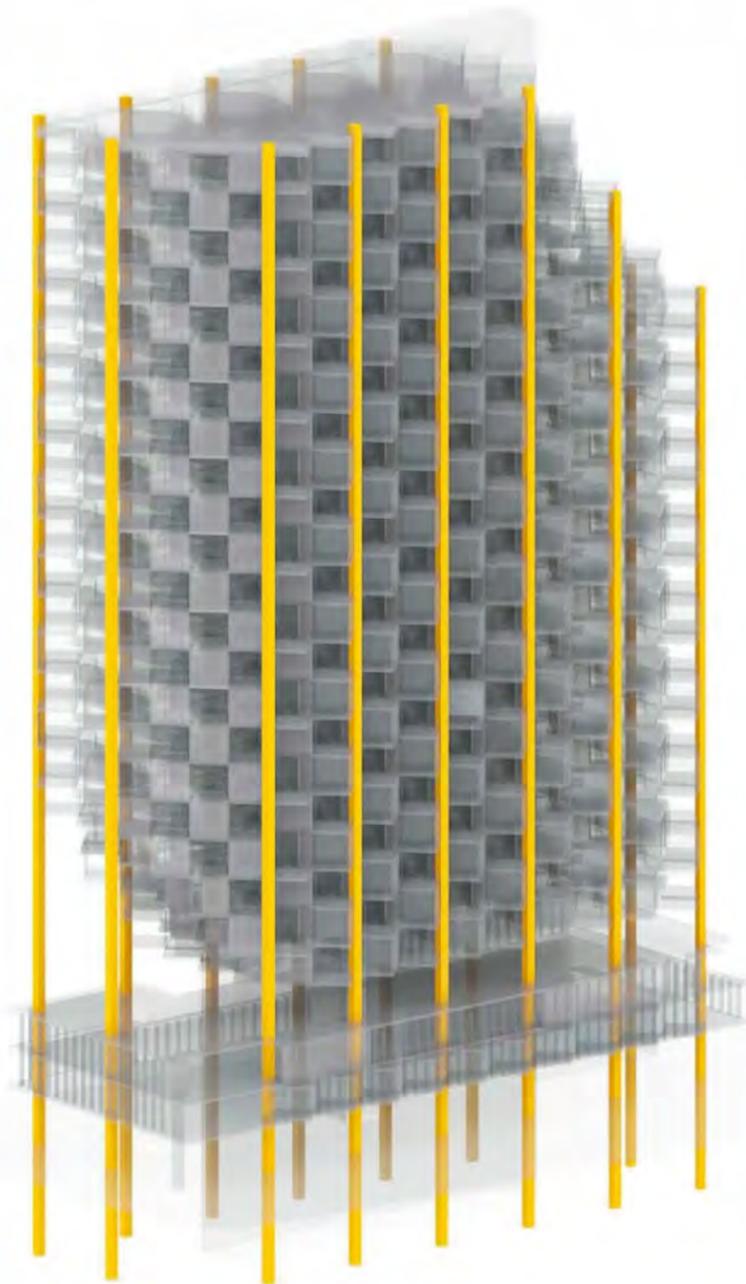


PRIVATE BALCONIES FOR EACH RESIDENTIAL UNIT WITH NATURAL AIR VENTILATION & GOOD VIEWS

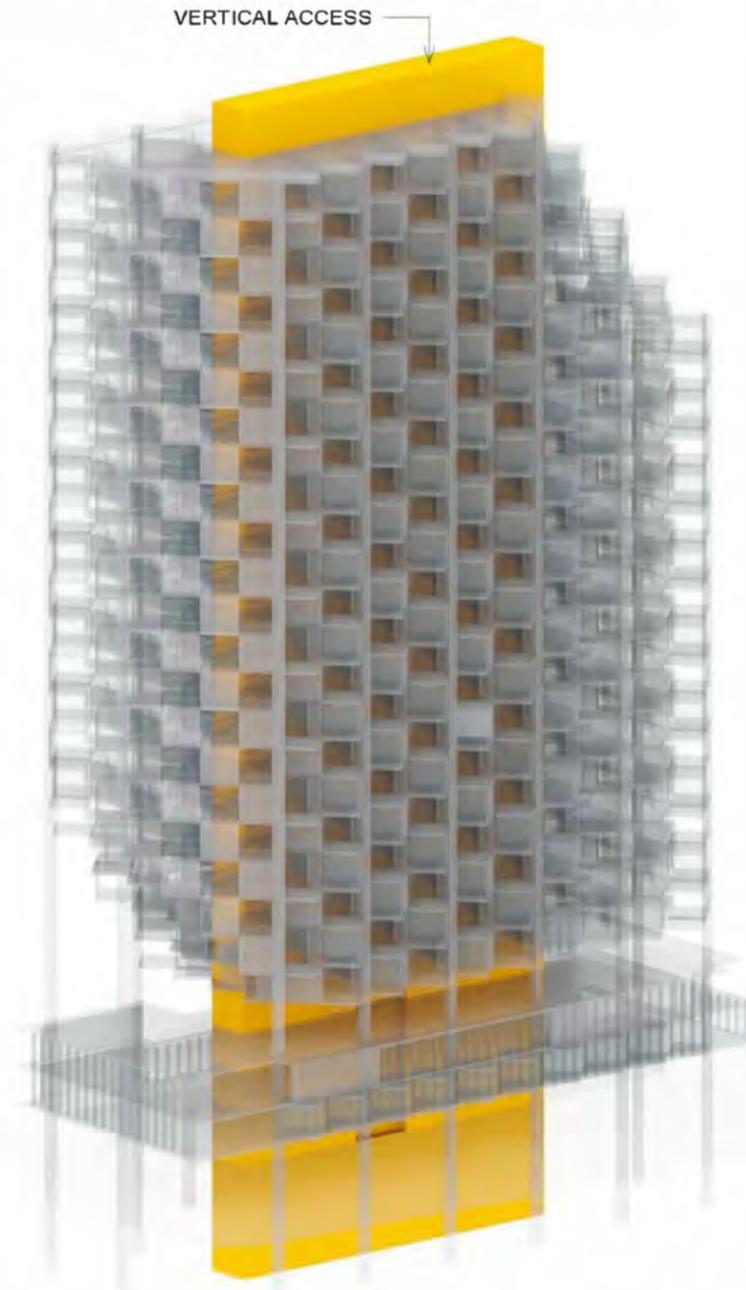


BEST ORIENTATION FOR USING NATURAL LIGHT AND GOOD VIEWS IN EACH RESIDENTIAL UNIT AND USING NATURAL VENTILATION.

## STRUCTURAL SYSTEM



## VERTICAL ACCESS



## FINAL MASS

