



June 5, 2019

Mr. Paul Freeman
Chief Planner
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

**RE: Robinson Glen Secondary Plan (City File OP 17 130161)
Owner's Request to Modify Minimum Building Height Policy in the
Residential High-Rise Designation**

Robinson Glen has requested a minor modification to the minimum building height policy, along Major Mackenzie Drive, in the adopted Robinson Glen Secondary Plan. The Owner's consultants have argued that the requirement for four storeys in the adopted Secondary Plan, which has led to this request for modification, is the result of an oversight on their part and represents an inadvertent error that was missed during the review of the draft Secondary Plan. Staff concur with this opinion. The proposed modification would reduce the minimum building height requirement from four storeys to three storeys. Staff support the proposed modification for the following reasons:

1. the Council-endorsed Demonstration Plan indicates that the minimum density requirement of 80 units per hectare in the Residential High-Rise designation can be achieved with the anticipated three-storey built form, being rear lane townhouses, together with the taller built form and higher densities at the corners where the planned collector roads intersect with Major Mackenzie Drive (a regional rapid transit corridor); and
2. the site-specific implementing zoning by-laws will incorporate provisions that would ensure the taller built form and higher densities at the corners are achieved;
3. the minimum three-storey building height in the Residential High-Rise designation is consistent with the City's 2014 Official Plan and the Council-endorsed Demonstration Plan for the area.



If you have any questions or require further information, please contact **Stephen Lue**, Manager North District, at (905) 477-7000, extension 2520, or at slue@markham.ca.

Regards,

A handwritten signature in black ink, appearing to read 'Arvin Prasad'.

Arvin Prasad, MPA, RPP, MCIP

Commissioner, Development Services

City of Markham Development Services Commission

Copy: **Karen Whitney**, York Region Director Development Planning Community
Planning and Development Services
Duncan MacAskill, York Region Manager Development Planning Community
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