

Memorandum to the City of Markham Committee of Adjustment

August 31, 2022

File: A/082/22
Address: 8, 18, and 38 Water Walk Drive (Times Block 3), Markham
Applicant: 2456965 Ontario Inc. (Times Group Inc.)
Agent: Malone Given Parsons Ltd.
Hearing Date: Wednesday September 7, 2022

The following comments are provided on behalf of the Central Team:

The applicant is requesting relief from the following requirements of the “Markham Centre – Downtown Two, Exception 11 (MC-D2*11)” zone of the Markham Centre By-law 2004-196, as amended:

a) Section 6.11.3:

a minimum of 0.09 visitor parking spaces per unit, whereas the By-law requires a minimum of 0.2 parking spaces per unit; and

b) Section 6.11.3:

a maximum of 1.1 residential parking spaces per unit, whereas the By-law requires a maximum of 1.0 resident parking spaces per unit;

as it relates to a mixed-use development that is currently under construction. This application is also related to Site Plan Control application SPC 22 115746 which is being reviewed concurrently.

Staff recommend that variances a) and b) be revised as follows, to permit:

a) Section 6.11.3:

a minimum of 0.1 visitor parking spaces per unit, whereas the By-law requires a minimum of 0.2 parking spaces per unit; and

b) Section 6.11.3:

a maximum of 1.088 residential parking spaces per unit, whereas the By-law requires a maximum of 1.0 resident parking spaces per unit.

Staff’s recommendation is discussed further in the comments section below.

BACKGROUND

Property Description

The 1.37 ha (3.39 ac) subject lands are located on the south side of Highway 7 East, east of Verdale Crossing, north of RougeSide Promenade, and west of Water Walk Drive as shown in Appendix “A” – Aerial Photo. The subject lands are located within the Markham Centre Secondary Plan area.

The subject lands are owned by 2456965 Ontario Inc. (Times Group Inc.) and is part of their Uptown Markham Block 3 development. The proposed development is a high-density, mixed-use development with 1,041 residential units on the property consisting of three residential towers, which are currently under construction and nearing completion.

Proposal

The Applicant is proposing to re-allocate a portion of the visitor parking to resident parking.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The 2014 Official Plan designates the subject property “Mixed Use High Rise”, which supports the greatest levels of residential intensification with a mix of office and commercial uses along Highway 7 and within Markham Centre.

The policies of the 2014 Official Plan state that until an updated secondary plan is approved for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21, shall apply to the subject lands.

Markham Centre Secondary Plan - OPA 21

OPA 21 designates the subject lands “Community Amenity Area – Major Urban Plan”, which permits a high concentration and intensity of residential, commercial, employment, and supporting uses.

Markham Centre By-Law 2004-196

The subject property is zoned “Markham Centre – Downtown Two, Exception 11 (MC-D2*11)” under the Markham Centre By-law 2004-196, as amended, which permits apartment dwellings and a range of commercial uses. Exception 11 relates to Amending By-law 2010-184, which provides additional permitted uses, additional development standards, and special parking provisions.

The proposed parking re-allocation does not comply with the requirements of Section 6.11.3 a) of By-law 2004-196, as amended by By-law 2010-184, which specifies that parking space requirements for apartment dwellings shall be as follows:

“A minimum of 0.8 parking space per dwelling unit and a maximum of 1 parking space per dwelling unit plus 0.2 parking spaces per dwelling unit for visitors. The provision of additional parking spaces is not permitted. A maximum of 5% of the parking spaces may be located in a surface parking area.”

Zoning Preliminary Review (ZPR) Not Undertaken

The Applicant has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the Applicant’s responsibility to ensure that the application has

accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances requested in this application contains errors, or if the need for additional variances is identified during the Site Plan Control application or Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- 1) The variance must be minor in nature;
- 2) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- 3) The general intent and purpose of the Zoning By-law must be maintained;
- 4) The general intent and purpose of the Official Plan must be maintained.

Parking Re-Allocation

The Applicant is requesting relief to permit a minimum of 0.09 visitor parking spaces per unit (94 visitor parking spaces), whereas the By-law requires a minimum of 0.2 visitor parking spaces per unit (208 visitor parking spaces). This represents a reduction of 55% or 114 visitor parking spaces.

The Applicant is also requesting relief to permit a maximum of 1.1 residential parking spaces per unit (1,143 resident parking spaces), whereas the By-law permits a maximum of 1.0 residential parking spaces per unit (1,029 resident parking spaces). This represents an increase of 10% or 114 additional resident parking spaces.

Applicant's Rationale

The variances requested is a result from the Applicant's request to re-allocate visitor parking to be used as resident parking. Currently, the By-law requires 1,029 residential parking spaces and 208 visitor parking spaces for the proposed development (total of 1,237 spaces). The applicant is proposing to maintain the total number of 1,237 parking spaces, but proposes to re-allocate 114 visitor parking spaces to become residential parking. This proposed change will result in a mix of 1,143 residential parking spaces and 94 visitor parking spaces.

The Applicant has indicated in their Planning Rationale that the request is due to the high demand in residential parking, especially for the family-sized units (2 bedroom and 3 bedroom units), which account for more than half of the proposed units. The Applicant further noted that the additional residential parking spaces would ensure that additional vehicles are parked within the parking garage rather than along the streetside parking on Rougeside Promenade.

The Applicant also cited minor variance application A/188/17 for the Times Block 4 development located at 15 and 25 Water Walk Drive (immediately to the east) as a precedent for a similar request. A/188/17 was approved by Committee in 2018 to permit a reduction to the visitor parking ratio from 0.2 parking spaces to 0.1 parking spaces,

and an increase in the maximum residential parking rate from 1.0 parking spaces to 1.062 parking spaces.

Transportation Engineering Comments

The Applicant's Transportation Engineer prepared a Parking Justification Study and Traffic Reliance Letter (Appendices "B" and "C", respectively) in support of the minor variance application. The supporting documents conclude that a visitor parking rate of 0.09 spaces per unit is adequate to accommodate the visitor parking needs of the subject property, and that there is adequate visitor parking in the adjacent residential development (Block 4, 15 and 25 Water Walk Drive) and along Rougeside Promenade to provide visitor parking relief for any additional excess visitors.

The City's Transportation Planning Staff advised that they have reviewed the supporting documents and have provided the following comments:

"1. Parking surveys were undertaken by the Applicant at 15-25 River Walk Drive, 18-28 Uptown Drive and the on-street parking along the frontage of the above-noted sites on Rougeside Promenade. According to Tables 3.1 to 3.6, it seems to indicate that visitors for 15-25 River Walk Drive and 18-28 Uptown Drive (condo visitors) used the on-street parking on Rougeside Promenade. The off-site condo visitor parking demand shall also be accounted for total parking demand for these sites in addition to on-site parking demand. Therefore, based on the survey results in Tables 3.1 to 3.6, peak visitor parking demand for 15-25 River Walk Drive and 18-28 Uptown Drive occurred at 6:30PM and 8:00PM on June 18, 2022. For these two times, there were total of 109 parking spaces occupied by condo visitors for 15-25 River Walk Drive and 18-28 Uptown Drive where there are total of 1118 units. This translates into a 0.1 spaces/unit.

2. The description for access arrangement at the subject property on Page No. 2 of the Parking Justification Study is incorrect. The two accesses on Verdale Crossing are restricted to right-in/right-out (RIRO) given the median on Verdale Crossing.

Based on the above, Transportation Planning Staff can support a minimum of 0.1 spaces/unit for visitor parking supply rate."

Given the comments received by the City's Transportation Planning Staff, Staff recommend that Committee consider the approval of a parking rate of 0.1 visitor parking spaces per unit. This would result in a parking re-allocation of 104 visitor parking spaces and 1,133 residential parking spaces (or a residential parking rate of 1.088). This would result in a variance that is more desirable and appropriate for the mixed-use development.

EXTERNAL AGENCIES

TRCA Comments

The subject property is located within Toronto Region and Conservation Authority (TRCA)'s Regulated Area of the Rouge River Watershed. The southern portion of the site is located within 15 metres of the floodplain. TRCA provided comments on July 19 and 20, 2022 (Appendix "D" – TRCA Comments), indicating that they have no concerns and that TRCA conditions have been addressed.

PUBLIC INPUT SUMMARY

No written submissions were received as of August 31, 2022. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the following variance requests would be more appropriate and desirable for the subject property:

c) Section 6.11.3:

a minimum of 0.1 visitor parking spaces per unit, whereas the By-law requires a minimum of 0.2 parking spaces per unit; and

d) Section 6.11.3:

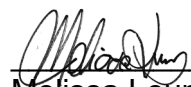
a maximum of 1.088 residential parking spaces per unit, whereas the By-law requires a maximum of 1.0 resident parking spaces per unit.

Staff recommend that the Committee consider public input in reaching a decision and satisfy themselves whether the variance meets the four tests of the *Planning Act*.

The onus is ultimately on the Applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please see Appendix "E" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District

REVIEWED BY:



Deanna Schlosser, MCIP RPP, Senior Planner, Central District

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Parking Justification Study

Appendix "C" – Traffic Reliance Letter

Appendix "D" – TRCA Comments

Appendix "E" – Conditions



1: 2,257



114.7 0 57.33 114.7 Meters

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DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.



Legend

- Parcel
- Park Facility
- Parks
 - Under Development
 - <all other values>

Notes

A/082/22 - 8, 18, and 38 Water Walk Drive

July 20, 2022

2456965 Ontario Inc.
3985 Highway 7 East, Suite 202
Markham, ON L3R 2A2

Attention: Shadi Aghaei

**Re: Engineering Service – Parking Justification Study Response to Comments
Riverview Condos (Block 3), City of Markham
Our Project No. NT-22-149**

1.0 INTRODUCTION

NexTrans Consulting Engineers (A Division of NextEng Consulting Group Inc.) was retained by Times Group Corporation (the 'Client') to undertake a parking justification study in support of the Minor Site Plan Application at the above noted property. The subject site is located southwest corner of the Water Walk Drive and Highway 7 intersection, municipally addressed as 8,18 & 38 Water Walk Drive in the City of Markham (the 'City'). The location of the subject site is illustrated in **Figure 1-1**.

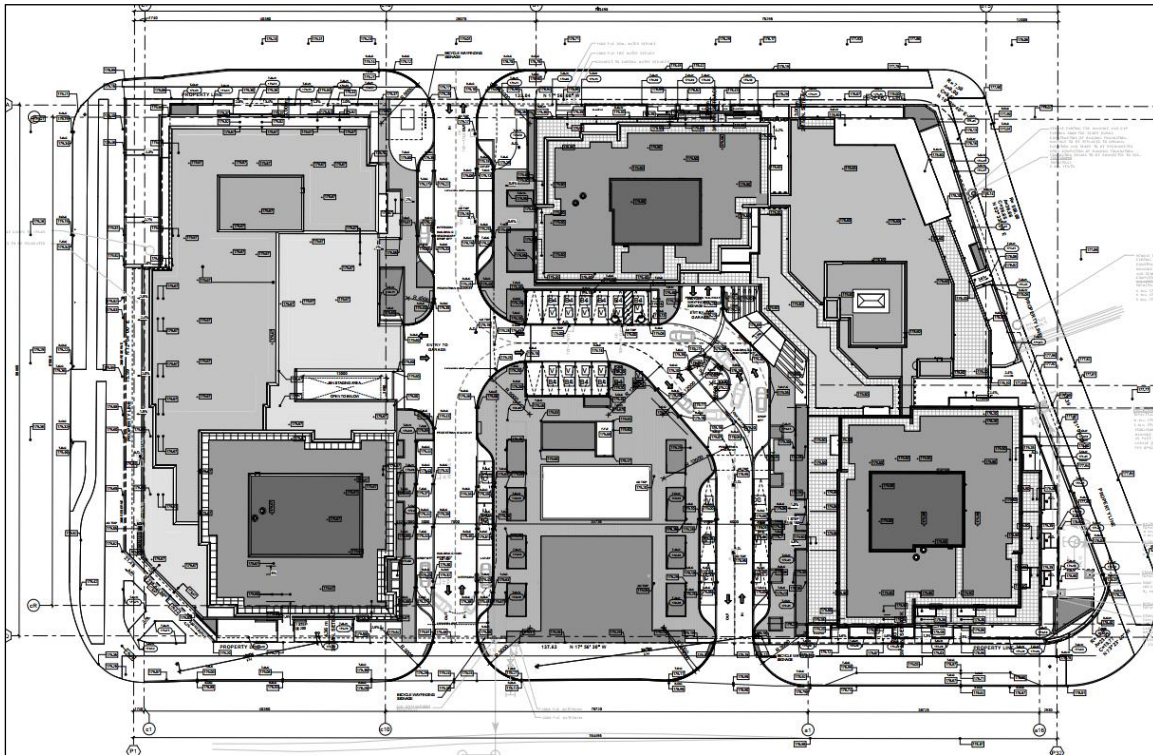
Figure 1-1: Subject Site Location



The subject lands are currently under construction. The development proposal is to construct a mixed-use building with 1041 residential units and seven (7) commercial/retail units. Site access will be provided via two (2) full-movement driveways onto Verdale Crossing and a full-movement driveway onto Water Walk Drive. The purpose of this study is to analyze the visitor parking utilization of Riverside Condos (Block 4) and to assess the impact of our application for relief from the site plan condition that requires an additional 12 visitor parking spaces be provided in Riverview Condos (Block 3). It is also noted that Times Group has equipped Block 4 with visitor parking monitoring technology that provides real-time data to property management and security about how many visitor parking spaces are being utilized and for how long. This was implemented as part of the condition of approval for the Block 4 variance application that required Times to continuously monitor visitor parking occupancy.

The proposed site plan is depicted in **Figure 1-2** and provided in full detail in **Appendix A**.

Figure 1-2 – Site Plan



2.0 EXISTING CONDITIONS

2.1 Existing Road Network

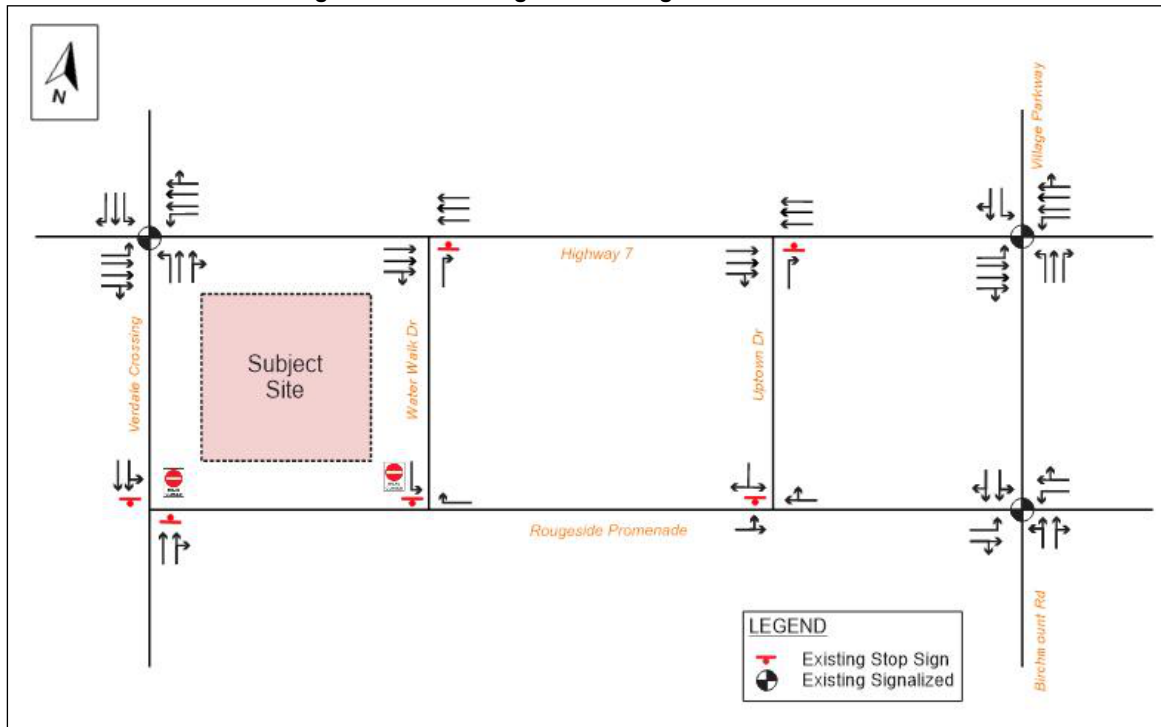
The subject site is located southwest of the intersection of Water Walk Drive and Highway 7, municipally known as 8, 18 & 38 Water Walk Drive, in the City of Markham. The property area is bounded by Highway 7 to the north, Verdale Crossing to the west, RougeSide Promenade to the south and Water Walk Drive to the east.

The existing road network, lane configuration and existing traffic control for the study area are shown in **Figure 2-1**. The details are described below:

- **Highway 7:** is an east-west arterial road under the jurisdiction of the Regional Municipality of York. It has a six (6)-lane cross-section (three (3) travel lanes per direction). Highway 7 maintains a posted speed limit of 60 km/h near the subject site.

- **Verdale Crossing:** is a north-south local road under the jurisdiction of the City of Markham. It has a four (4)-lane cross-section (two (2) travel lanes per direction). Verdale Crossing maintains a posted speed limit of 50 km/h near the subject site.
- **Water Walk Drive:** is a north-south local road under the jurisdiction of the City of Markham. It has a two (2)-lane cross-section (one (1) travel lane per direction). Water Walk Drive maintains an assumed and unposted speed limit of 50 km/h near the subject site. Also, on-street parking is available along Water Walk Drive.
- **Uptown Drive:** is a north-south local road under the jurisdiction of the City of Markham. It has a two (2)-lane cross-section (one (1) travel lane per direction). Uptown Drive maintains a posted speed limit of 40 km/h near the subject site.
- **Rougeside Promenade:** is an east-west local road under the jurisdiction of the City of Markham. It has a two (2)-lane cross-section (one (1) travel lane per direction). Rougeside Promenade maintains a posted speed limit of 40 km/h near the subject site. Also, on-street parking is available along Rougeside Promenade.
- **Birchmount Road:** is a north-south major collector road under the jurisdiction of the City of Markham. It has a four (4)-lane cross-section (two (2) travel lanes per direction). Birchmount Road maintains a posted speed limit of 50 km/h near the subject site. Also, on-street parking is available along Birchmount Road.

Figure 2-1 – Existing Lane Configuration and Traffic Control



3.0 PARKING UTILIZATION SURVEY & PARKING ASSESSMENT

As of writing this report and during the survey dates and times, there were no COVID-19 gathering restrictions and thus, the visitor parking demands of the proxy sites and on-street parking were of typical (i.e, pre-COVID-19) demand. The distribution of the vehicles parked along Rougeside Promenade were distributed among Block 3, Block 4 and the public park were based on ITE Parking Generation Manual 5th Edition (LUC 411 Public Park).

To analyze the visitor parking utilization of Riverside Condos (Block 4) and to assess the impact of our application for relief from the site plan condition that requires an additional 12 visitor parking spaces be provided in Riverview Condos (Block 3), NexTrans Consulting Engineers conducted visitor parking utilization surveys at two (2) proxy sites, 15-25 Water Walk Drive, known as Riverside Condos (Block 4) and 18-28 Uptown Drive, known as Riverwalk Condos (Block

5) in the City of Markham. On-street visitor parking utilization surveys were also conducted along Rougeside Promenade, as it is located directly south of the subject site and the two (2) proxy sites. Visitors can park along Rougeside Promenade for up to two (2)-hours from Monday to Saturdays from 9:00 AM to 6:00 PM and for any given amount of time outside of those days and times. 15-25 Water Walk Drive, also known as Riverside Condos (Block 4) is a two (2)-building condominium with 613 dwelling units and provides a visitor parking supply of 61 spaces. 18-28 Uptown Drive, also known as Riverwalk Condos (Block 5) is a two (2)-building condominium with 505 dwelling units and provides a visitor parking supply of 63 spaces. On-street parking along Rougeside Promenade can accommodate 122 visitor vehicles. Also, Water Walk Drive also provides on-street parking but due to construction along Water Walk Drive, there were no cars parked and thus, not used for the survey. Given its land use, and location the visitor parking demands of 15-25 River Walk Drive and 18-28 Uptown Drive can be considered comparable to that of the subject site, and therefore applicable to the parking analysis.

The updated survey methodologies (i.e., date and duration) were selected to reflect the anticipated peak visitor operational parking demand for the proposed land use and was confirmed with a Senior Transportation Engineer from the City of Markham on Wednesday, June 15, 2022. The visitor parking utilization surveys for the proxy sites and on-street parking were conducted on Friday, June 17, 2022, from 6:00 PM to 1:00 AM, Saturday, June 18, 2022 from 6:00 PM to 1:00 AM, Sunday, June 19, 2022 from 12:00 PM to 8:00 PM, Friday, June 24, 2022, from 6:00 PM to 1:00 AM, Saturday, June 25, 2022 from 6:00 PM to 1:00 AM, and Sunday, June 26, 2022 from 12:00 PM to 8:00 PM.. The parking demand was recorded at 30-minute intervals.

The parking utilization survey results are summarized in **Table 3.1, Table 3.2, Table 3.3, Table 3.4, Table 3.5 and Table 3.6.**

Table 3.1 – Parking Utilization Survey Results (Friday, June 17, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
6:00 PM	27	34	0.04
6:30 PM	30	31	0.05
7:00 PM	27	34	0.04
7:30 PM	28	33	0.05
8:00 PM	30	31	0.05
8:30 PM	30	31	0.05
9:00 PM	29	32	0.05
9:30 PM	31	30	0.05
10:00 PM	29	32	0.05
10:30 PM	28	33	0.05
11:00 PM	30	31	0.05
11:30 PM	30	31	0.05
12:00 AM	31	30	0.05
12:30 AM	33	28	0.05
1:00 AM	34	27	0.06
Max	34	27	0.06
Time Period (Starting)	18-28 Uptown Drive / Riverwalk Condos (Block 5)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	63 spaces		

Unit Count	505 units		
6:00 PM	18	45	0.04
6:30 PM	16	47	0.03
7:00 PM	22	41	0.04
7:30 PM	26	37	0.05
8:00 PM	29	34	0.06
8:30 PM	29	34	0.06
9:00 PM	31	32	0.06
9:30 PM	23	40	0.05
10:00 PM	23	40	0.05
10:30 PM	25	38	0.05
11:00 PM	31	32	0.06
11:30 PM	30	33	0.06
12:00 AM	25	38	0.05
12:30AM	25	38	0.05
1:00AM	7	56	0.01
Max	31	32	0.06
Time Period (Starting)	Rougeside Promenade		
	Demand	Surplus (+) / Deficit (-)	Utilization Percentage
Supply	122 spaces		
6:00 PM	26	96	21%
6:30 PM	28	94	23%
7:00 PM	33	89	27%
7:30 PM	26	96	21%
8:00 PM	29	93	24%
8:30 PM	25	97	20%
9:00 PM	26	96	21%
9:30 PM	24	98	20%
10:00 PM	19	103	16%
10:30 PM	14	108	11%
11:00 PM	12	110	10%
11:30 PM	8	114	7%
12:00 AM	6	116	5%
12:30AM	7	115	6%
1:00AM	6	116	5%
Max	33	89	27%

Table 3.2 – Parking Utilization Survey Results (Saturday, June 18, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
6:00 PM	29	32	0.05
6:30 PM	30	31	0.05
7:00 PM	30	31	0.05

7:30 PM	28	33	0.05	
8:00 PM	34	27	0.06	
8:30 PM	39	22	0.06	
9:00 PM	39	22	0.06	
9:30 PM	36	25	0.06	
10:00 PM	33	28	0.05	
10:30 PM	35	26	0.06	
11:00 PM	37	24	0.06	
11:30 PM	35	26	0.06	
12:00 AM	32	29	0.05	
12:30 AM	33	28	0.05	
1:00 AM	33	28	0.05	
Max	39	22	0.06	
Time Period (Starting)	18-28 Uptown Drive / Riverwalk Condos (Block 5)			
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)	
Supply	63 spaces			
Unit Count	505 units			
6:00 PM	38	25	0.08	
6:30 PM	38	25	0.08	
7:00 PM	37	26	0.07	
7:30 PM	34	29	0.07	
8:00 PM	33	30	0.07	
8:30 PM	34	29	0.07	
9:00 PM	29	34	0.06	
9:30 PM	36	27	0.07	
10:00 PM	34	29	0.07	
10:30 PM	32	31	0.06	
11:00 PM	31	32	0.06	
11:30 PM	29	34	0.06	
12:00 AM	29	34	0.06	
12:30AM	25	38	0.05	
1:00AM	27	36	0.05	
Max	38	25	0.08	
Time Period (Starting)	Rougeside Promenade			
	Total Demand	Surplus (+) / Deficit (-)	Condo Visitor Demand	Utilization Percentage
Supply	122 spaces			
6:00 PM	40	82	27	33%
6:30 PM	41	81	41	34%
7:00 PM	38	84	38	31%
7:30 PM	36	86	36	30%
8:00 PM	42	80	42	34%
8:30 PM	31	91	31	25%
9:00 PM	33	89	33	27%
9:30 PM	19	103	19	16%

10:00 PM	17	105	17	14%
10:30 PM	20	102	20	16%
11:00 PM	23	99	23	19%
11:30 PM	15	107	15	12%
12:00 AM	13	109	13	11%
12:30 AM	8	114	8	7%
1:00 AM	7	115	7	6%
Max	42	80	42	34%

Table 3.3 – Parking Utilization Survey Results (Sunday, June 19, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
12:00 PM	27	34	0.04
12:30 PM	26	35	0.04
1:00 PM	29	32	0.05
1:30 PM	32	29	0.05
2:00 PM	29	32	0.05
2:30 PM	24	37	0.04
3:00 PM	28	33	0.05
3:30 PM	24	37	0.04
4:00 PM	26	35	0.04
4:30 PM	26	35	0.04
5:00 PM	26	35	0.04
5:30 PM	28	33	0.05
6:00 PM	26	35	0.04
6:30 PM	26	35	0.04
7:00 PM	29	32	0.05
7:30 PM	31	30	0.05
8:00 PM	31	30	0.05
Max	32	29	0.05
Time Period (Starting)	18-28 Uptown Drive / Riverwalk Condos (Block 5)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	63 spaces		
Unit Count	505 units		
12:00 PM	30	33	0.06
12:30 PM	36	27	0.07
1:00 PM	31	32	0.06
1:30 PM	28	35	0.06
2:00 PM	31	32	0.06
2:30 PM	32	31	0.06
3:00 PM	31	32	0.06
3:30 PM	30	33	0.06

4:00 PM	28	35	0.06	
4:30 PM	30	33	0.06	
5:00 PM	32	31	0.06	
5:30 PM	32	31	0.06	
6:00 PM	31	32	0.06	
6:30 PM	33	30	0.07	
7:00 PM	34	29	0.07	
7:30 PM	29	34	0.06	
8:00 PM	32	31	0.06	
Max	36	37	0.07	
Time Period (Starting)	Rougeside Promenade			
	Total Demand	Surplus (+) / Deficit (-)	Condo Visitor Demand	Utilization Percentage
Supply	122 spaces			
12:00 PM	35	87	23	29%
12:30 PM	25	97	17	20%
1:00 PM	38	84	6	31%
1:30 PM	32	90	5	26%
2:00 PM	30	92	5	25%
2:30 PM	32	90	5	26%
3:00 PM	34	88	0	28%
3:30 PM	40	82	0	33%
4:00 PM	38	84	19	31%
4:30 PM	38	84	19	31%
5:00 PM	40	82	33	33%
5:30 PM	42	80	35	34%
6:00 PM	41	81	21	34%
6:30 PM	42	80	21	34%
7:00 PM	37	85	37	30%
7:30 PM	38	84	38	31%
8:00 PM	36	86	36	30%
Max	42	80	35	34%

Table 3.4 – Parking Utilization Survey Results (Friday, June 24, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
6:00 PM	20	41	0.03
6:30 PM	22	39	0.04
7:00 PM	27	34	0.04
7:30 PM	30	31	0.05
8:00 PM	32	29	0.05
8:30 PM	32	29	0.05
9:00 PM	30	31	0.05

9:30 PM	29	32	0.05
10:00 PM	26	35	0.04
10:30 PM	29	32	0.05
11:00 PM	30	31	0.05
11:30 PM	30	31	0.05
12:00 AM	29	32	0.05
12:30 AM	31	30	0.05
1:00 AM	31	30	0.05
Max	32	29	0.05
Time Period (Starting)	18-28 Uptown Drive / Riverwalk Condos (Block 5)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	63 spaces		
Unit Count	505 units		
6:00 PM	7	56	0.01
6:30 PM	18	45	0.04
7:00 PM	22	41	0.04
7:30 PM	25	38	0.05
8:00 PM	27	36	0.05
8:30 PM	26	37	0.05
9:00 PM	23	40	0.05
9:30 PM	20	43	0.04
10:00 PM	13	50	0.03
10:30 PM	14	49	0.03
11:00 PM	18	45	0.04
11:30 PM	18	45	0.04
12:00 AM	16	47	0.03
12:30AM	18	45	0.04
1:00AM	17	46	0.03
Max	27	36	0.05
Time Period (Starting)	Rougeside Promenade		
	Demand	Surplus (+) / Deficit (-)	Utilization Percentage
Supply	122 spaces		
6:00 PM	32	90	26%
6:30 PM	34	88	28%
7:00 PM	40	82	33%
7:30 PM	42	80	34%
8:00 PM	41	81	34%
8:30 PM	39	83	32%
9:00 PM	37	85	30%
9:30 PM	36	86	30%
10:00 PM	31	91	25%
10:30 PM	27	95	22%
11:00 PM	28	94	23%
11:30 PM	19	103	16%
12:00 AM	10	112	8%

12:30AM	6	116	5%
1:00AM	2	120	2%
Max	42	80	34%

Table 3.5 – Parking Utilization Survey Results (Saturday, June 25, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
6:00 PM	25	36	0.04
6:30 PM	28	33	0.05
7:00 PM	28	33	0.05
7:30 PM	31	30	0.05
8:00 PM	30	31	0.05
8:30 PM	26	35	0.04
9:00 PM	25	36	0.04
9:30 PM	25	36	0.04
10:00 PM	21	40	0.03
10:30 PM	26	35	0.04
11:00 PM	30	31	0.05
11:30 PM	29	32	0.05
12:00 AM	30	31	0.05
12:30 AM	28	33	0.05
1:00 AM	28	33	0.05
Max	31	30	0.05
Time Period (Starting)	18-28 Uptown Drive / Riverwalk Condos (Block 5)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	63 spaces		
Unit Count	505 units		
6:00 PM	19	44	0.04
6:30 PM	19	44	0.04
7:00 PM	21	42	0.04
7:30 PM	20	43	0.04
8:00 PM	22	41	0.04
8:30 PM	26	37	0.05
9:00 PM	27	36	0.05
9:30 PM	24	39	0.05
10:00 PM	19	44	0.04
10:30 PM	19	44	0.04
11:00 PM	17	46	0.03
11:30 PM	13	50	0.03
12:00 AM	15	48	0.03
12:30AM	17	46	0.03
1:00AM	17	46	0.03

Max		27		36		0.05			
Time Period (Starting)			Rougeside Promenade						
	Total Demand		Surplus (+) / Deficit (-)		Condo Visitor Demand		Utilization Percentage		
Supply		122 spaces							
6:00 PM		36		86		12		30%	
6:30 PM		42		80		14		34%	
7:00 PM		42		80		42		34%	
7:30 PM		40		82		40		33%	
8:00 PM		39		83		39		32%	
8:30 PM		38		84		38		31%	
9:00 PM		39		83		39		32%	
9:30 PM		32		90		32		26%	
10:00 PM		29		93		29		24%	
10:30 PM		24		98		24		20%	
11:00 PM		19		103		19		16%	
11:30 PM		11		111		11		9%	
12:00 AM		10		112		10		8%	
12:30 AM		5		117		5		4%	
1:00 AM		2		120		2		2%	
Max		42		80		42		34%	

Table 3.6 – Parking Utilization Survey Results (Sunday, June 26, 2022)

Time Period (Starting)	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
12:00 PM	28	33	0.05
12:30 PM	28	33	0.05
1:00 PM	27	34	0.04
1:30 PM	26	35	0.04
2:00 PM	26	35	0.04
2:30 PM	26	35	0.04
3:00 PM	26	35	0.04
3:30 PM	25	36	0.04
4:00 PM	23	38	0.04
4:30 PM	22	39	0.04
5:00 PM	24	37	0.04
5:30 PM	22	39	0.04
6:00 PM	24	37	0.04
6:30 PM	23	38	0.04
7:00 PM	26	35	0.04
7:30 PM	29	32	0.05
8:00 PM	31	30	0.05
Max	31	30	0.05

Time Period (Starting)		18-28 Uptown Drive / Riverwalk Condos (Block 5)		
		Demand	Surplus (+) / Deficit (-)	Utilization Rate (spaces / unit)
Supply		63 spaces		
Unit Count		505 units		
12:00 PM		23	40	0.05
12:30 PM		22	41	0.04
1:00 PM		26	37	0.05
1:30 PM		29	34	0.06
2:00 PM		32	31	0.06
2:30 PM		31	32	0.06
3:00 PM		33	30	0.07
3:30 PM		26	37	0.05
4:00 PM		30	33	0.06
4:30 PM		32	31	0.06
5:00 PM		31	32	0.06
5:30 PM		28	35	0.06
6:00 PM		29	34	0.06
6:30 PM		34	29	0.07
7:00 PM		31	32	0.06
7:30 PM		26	37	0.05
8:00 PM		19	44	0.04
Max		34	29	0.07
Time Period (Starting)	Rougeside Promenade			
	Total Demand	Surplus (+) / Deficit (-)	Condo Visitor Demand	Utilization Percentage
Supply	122 spaces			
12:00 PM	20	102	13	16%
12:30 PM	22	100	15	18%
1:00 PM	27	95	18	22%
1:30 PM	32	90	21	26%
2:00 PM	36	86	24	30%
2:30 PM	42	80	28	34%
3:00 PM	41	81	27	34%
3:30 PM	42	80	28	34%
4:00 PM	40	82	27	33%
4:30 PM	40	82	27	33%
5:00 PM	38	84	25	31%
5:30 PM	32	90	21	26%
6:00 PM	36	86	24	30%
6:30 PM	44	78	29	36%
7:00 PM	41	81	41	34%
7:30 PM	40	82	40	33%
8:00 PM	36	86	36	30%
Max	44	78	29	36%

The proxy site survey results show peak parking demands of 39 visitor spaces, 38 visitor spaces and 44 on-street parking spaces at Riverside Condos (Block 4), Riverwalk Condos (Block 5) and Rougeside Promenade, respectively. The peak visitor parking demands for Riverside Condos and Riverwalk Condos were found on Saturday, June 18, 2022, and the peak on-street parking demand along Rougeside Promenade was found on Sunday, June 26, 2022. Based on the unit counts of Riverside Condos and Riverwalk Condos, 613 units and 505 units, respectively, the peak utilization rates were determined to be 0.06 spaces per unit for Riverside Condos (Block 4) and 0.08 spaces per unit for Riverwalk Condos (Block 5) on Saturday, June 18, 2022. The total peak on-street utilization along Rougeside Promenade was 36% of the parking supply and was found on Sunday, June 26, 2022. **As such, it is Nexttrans' opinion that there is adequate visitor parking at Riverside Condos (Block 4) to provide visitor parking relief from Riverview Condos (Block 3) and that there is adequate parking along Rougeside Promenade for any additional excess visitors.**

4.0 TRANSPORTATION MODE ASSESSMENT

4.1 Transit Mode Assessment

Based on the study prepared by the Ministry of transportation of Ontario (MTO) entitled: 'Transit Supportive Guidelines', dated January 2012, transit users are generally willing to walk 400 meters to a local stop or 800 meters to a transit station. The subject site is situated in a transit supportive area with two (2) bus stops located approximately a five (5)-minute walk to the subject site, which is within comfortable walking distance. The route services in the immediate area are described below and detailed route information is provided in **Appendix B**:

- **York Region Transit 1 – Highway 7** is a generally east-west bus route which operates primarily along Highway 7 between Richmond Hill Centre Platform to the west and the area of Copper Creek Drive and Box Grove By-pass to the east. Route 1 operates on everyday between 12:00 AM and 11:15 PM, with around 30-minute headways during the weekday AM and PM peak periods. The nearest bus stop is located at the intersection of Highway 7 and Verclaire Gate and is fronting the subject site.
- **Toronto Transit Commission 17 – Birchmount** is a generally north-south bus route which operates primarily along Birchmount Road between Warden Station to the south and the area of Birchmount Road and Highway 7 to the north. Route 17 operates near the subject site Monday to Friday during AM and PM peak periods with headways of approximately 30-minutes. The nearest bus stop is located at the intersection of Uptown Drive and Highway 7 and is a five (5)-minute walk (approximately 400 m) from the subject site.

4.2 Active Transportation Mode Assessment

Sidewalks

Currently, concrete sidewalks available as follows:

- On the west side of Verclaire Drive;
- On both sides of Highway 7;
- On the east side of Water Walk Drive;
- On both sides of Rougeside Promenade;
- On both sides of Uptown Drive; and
- On the both sides of Birchmount Road.

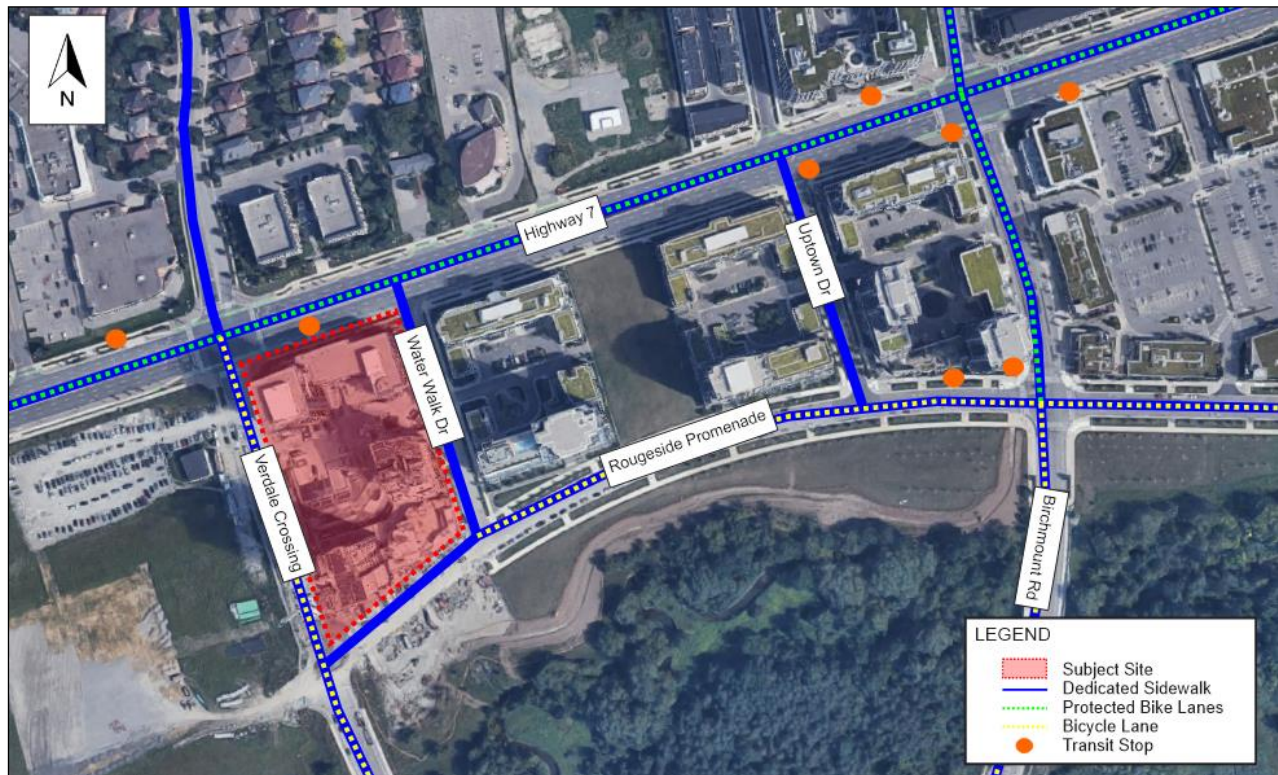
In addition, sidewalks are adequately maintained, and no improvements are required at this time.

Cycling

The subject site is well serviced with cycling facilities. Currently, there are protected bicycle lanes along Highway 7 and Birchmount Road. Also, there are bicycle lanes along Verclaire Drive, Rougeside Promenade and Birchmount Road, south of the intersection of Rougeside Promenade and Birchmount Road.

The sidewalk provisions, cycling facilities, and transit stops are illustrated as in **Figure 4-1**.

Figure 4-1 – Sidewalk and Transit Provisions in Subject Area



The area surrounding the subject site offers ample transit and active transportation provisions, which can encourage residents and visitors to utilize the alternative modes of transportation. Encouraging and promoting alternative modes of transportation results in a reduction in single occupant vehicles, and thus the traffic and parking demands of the proposed development.

5.0 CONCLUSION

The subject lands are currently under construction. The development proposal is to construct a mixed-use condominium. Site access will be provided via two (2) full-movement driveways onto Verdale Crossing and a full-movement driveway onto Water Walk Drive. The purpose of this study is to analyze the visitor parking utilization of Riverside Condos (Block 4) and to assess the impact of our application for relief from the site plan condition that requires an additional 12 visitor parking spaces be provided in Riverview Condos (Block 3).

The proxy site survey results show peak parking demands of 39 visitor spaces, 38 visitor spaces and 44 on-street parking spaces at Riverside Condos (Block 4), Riverwalk Condos (Block 5) and Rougeside Promenade, respectively. The peak visitor parking demands for Riverside Condos and Riverwalk Condos were found on Saturday, June 18, 2022, and the peak on-street parking demand along Rougeside Promenade was found on Sunday, June 26, 2022. Based on the unit counts of Riverside Condos and Riverwalk Condos, 613 units and 505 units, respectively, the peak utilization rates were determined to be 0.06 spaces per unit for Riverside Condos (Block 4) and 0.08 spaces per unit for Riverwalk Condos (Block 5) on Saturday, June 18, 2022. The total peak on-street utilization along Rougeside Promenade was 36% of the parking supply and was found on Sunday, June 26, 2022. **As such, it is Nexttrans' opinion that there is adequate visitor parking at Riverside Condos (Block 4) to provide visitor parking relief from Riverview Condos (Block 3) and that there is adequate parking along Rougeside Promenade for any additional excess visitors.**

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

A Division of NextEng Consulting Group Inc.

Prepared by:

A handwritten signature in black ink, appearing to read 'Marc Dimayuga', written over a light blue horizontal line.

Marc Dimayuga
Transportation Analyst

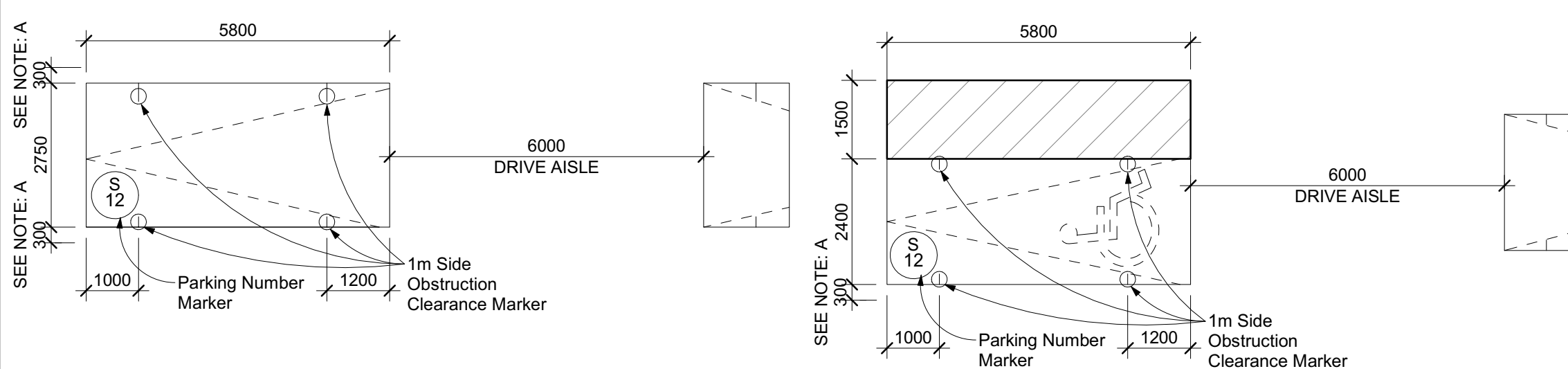
Approved By:

A handwritten signature in black ink, appearing to read 'R. Pernicky', written over a light blue horizontal line.

Richard Pernicky, MITE
Principal

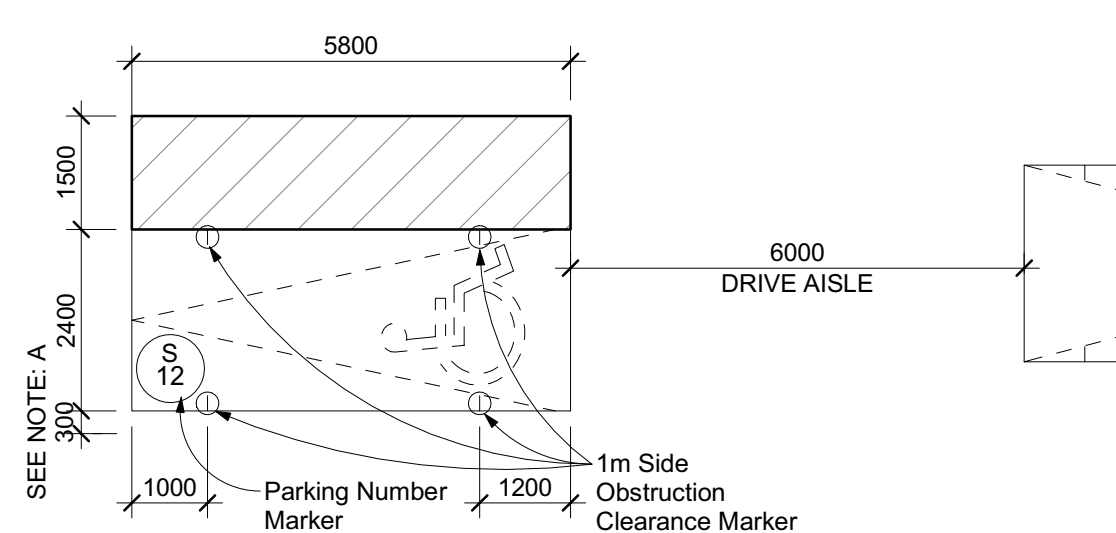
Appendix A - Proposed Site Plan

TYPICAL PARKING SPACE: Drive Aisle @ 6m min.



NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.

HANDICAP PARKING SPACE: Drive Aisle @ 6m min.



NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.

SURVEYOR

SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF:
PART OF BLOCK 3 REGISTERED PLAN: 65M - 4365 P.L.N. - PART OF 02888 - 0714 (L.T.), CITY OF MARKHAM

PREPARED BY: R. AVIS SURVEYING INC. ONTARIO LAND SURVEYOR AUG. 09 2013

225 YORKLAND BOULEVARD
SUITE 303 TORONTO,
ONTARIO
M2J 4Y8

TEL: (416) 491-8352
FAX: (416) 491-8206

LANDSCAPE

LANDSCAPE DESIGN INFORMATION HAS BEEN PROVIDED BY SCHOLLEN & COMPANY INC.

220 DUNCAN MILL ROAD,
SUITE 108 DON MILLS,
ONTARIO
M3B 5J5

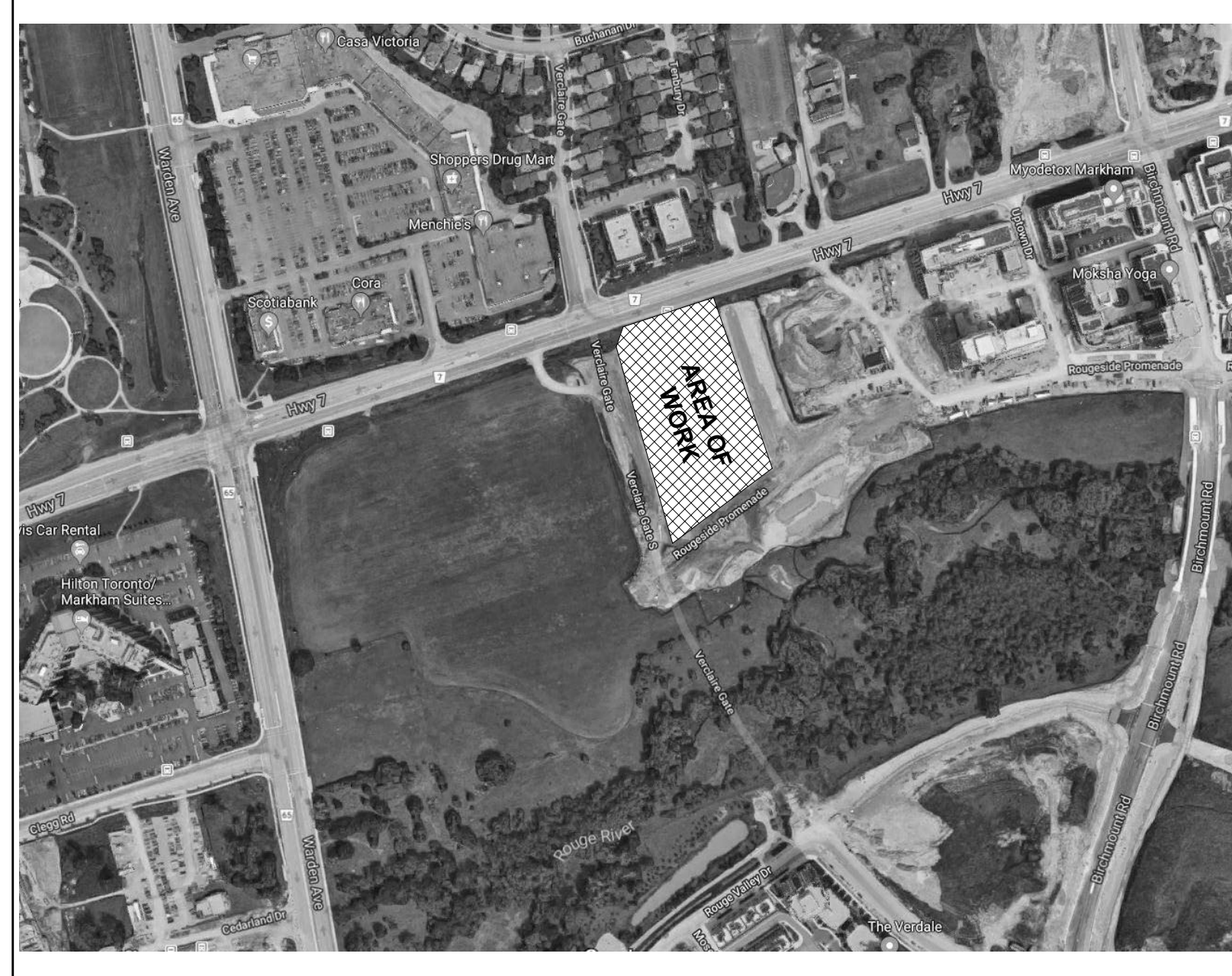
TEL: (416) 441-3044
FAX: (416) 441-6010

TRAFFIC CONSULTANT

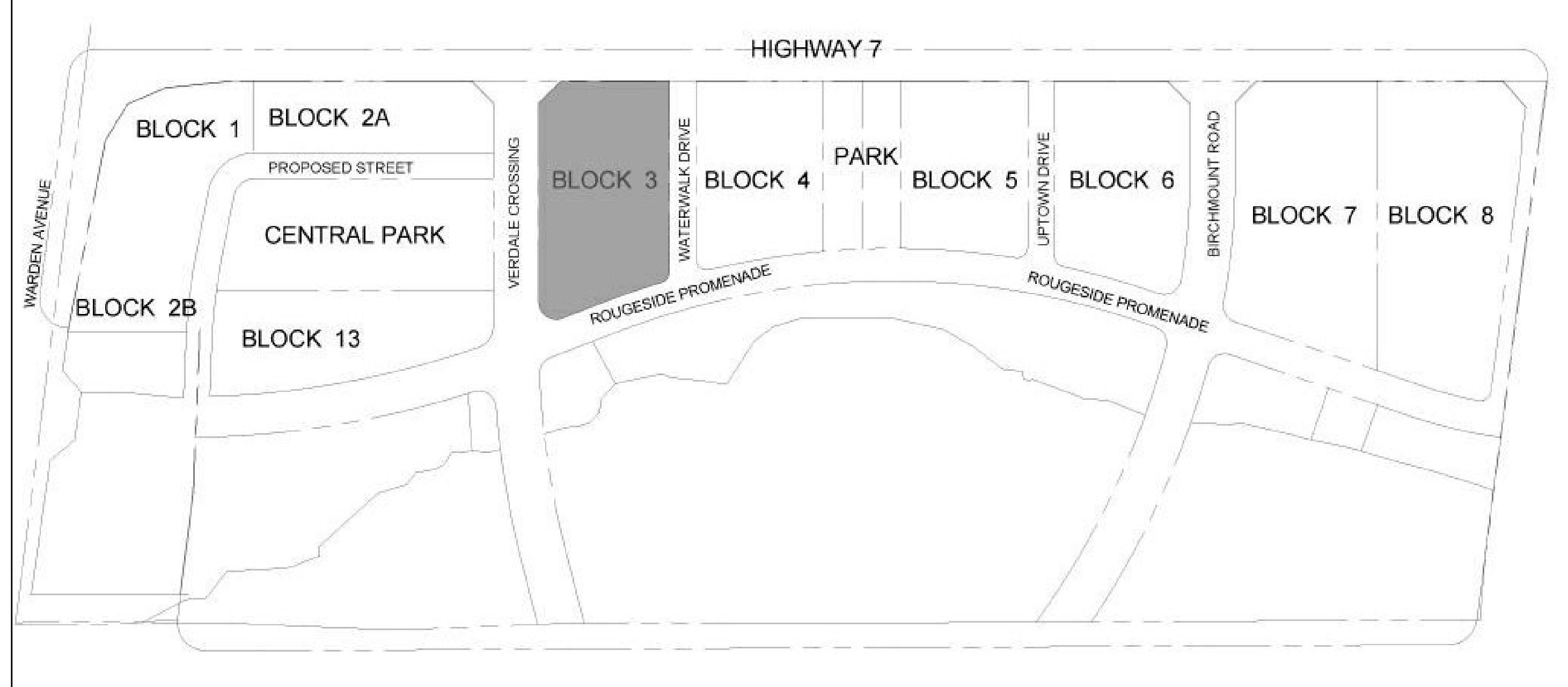
TRAFFIC REPORT HAS BEEN PROVIDED BY BA GROUP

45 ST. CLAIR AVE. WEST,
SUITE 200 TORONTO,
ONTARIO
M5V 1S9

TEL: (416) 961-7110
FAX: (416) 961-9807



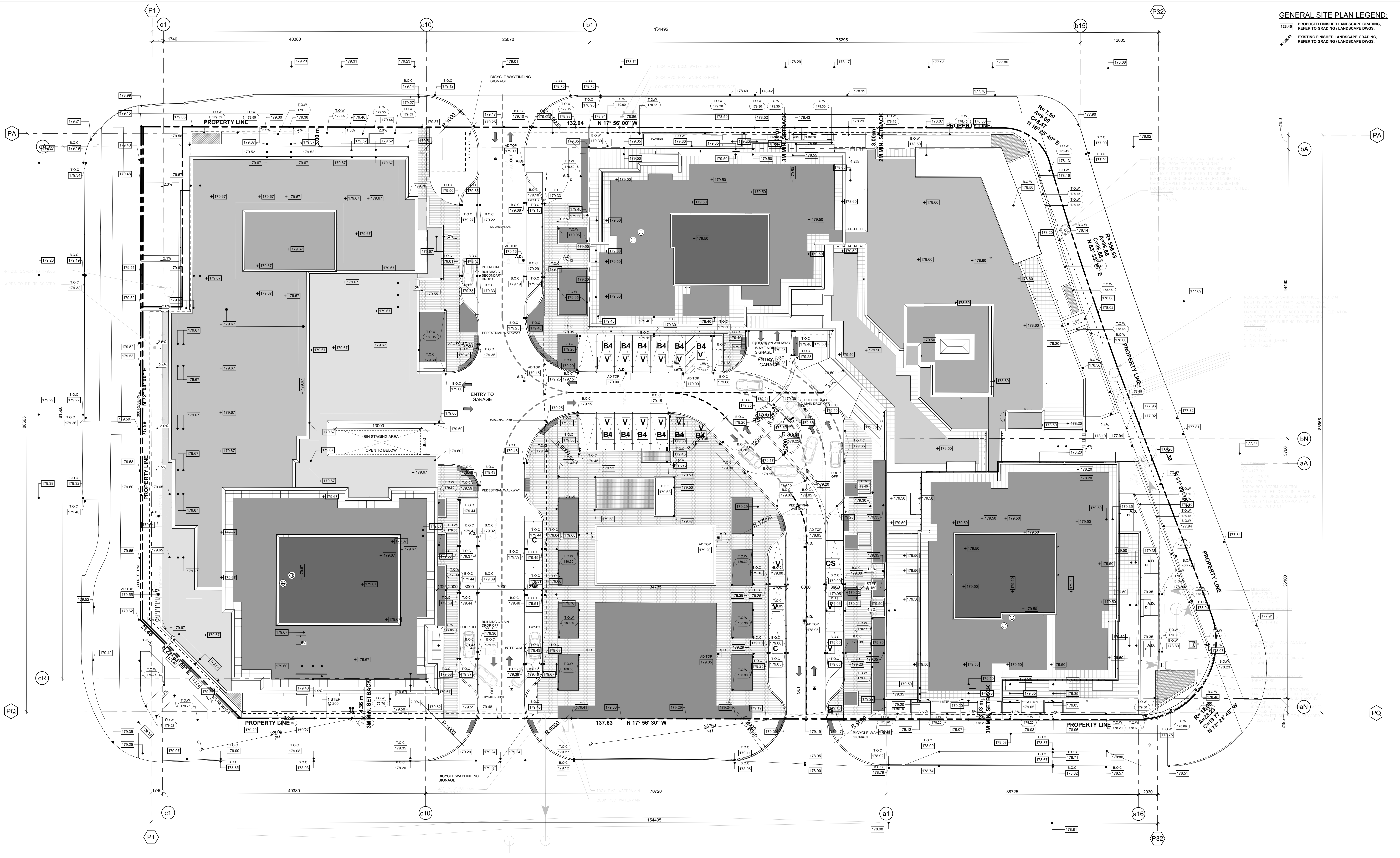
Context Plan 3 A1-00



Key Plan 2 A1-00

PARKING LEGEND 5 A1-00

Consultants Credits 4 A1-00



GENERAL SITE PLAN LEGEND:

123.45 PROPOSED FINISHED LANDSCAPE GRADING, REFER TO GRADING / LANDSCAPE DWGS.
* 123.45 EXISTING FINISHED LANDSCAPE GRADING, REFER TO GRADING / LANDSCAPE DWGS.

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.



KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL: 416 665 6060 kirkorarchitects.com

No.	Revision	Date
1	Site Instruction #1	July 31, 2019
2	Building Permit Comments	Aug 26, 2020

18.	CONSTRUCTION	JUNE 10, 2020
17.	BUILDING PERMIT	MAY 01, 2020
16.	TENDER 1	MAR 13, 2020
15.	CLIENT REVIEW	DEC 29, 2019
14.	CONSTRUCTION	NOV 06, 2019
13.	PERMIT RESUBMISSION UNDERGROUND LEVELS AND BUILDING C	NOV 06, 2019
12.	PERMIT RESUBMISSION UNDERGROUND LEVELS AND BUILDING C	OCT 29, 2019
11.	BUILDING PERMIT	JAN 31, 2019
10.	SITE SERVING COORDINATION	NOV 12, 2018
9.	TRANSPORTATION COMMITTEE	OCT 23, 2018
8.	CONSTRUCTION	SEPT 20, 2018
7.	MECH. COORDINATION	AUG 31, 2018
6.	CONSTRUCTION	AUG 24, 2018
5.	SITE & STATS REVISION	JUNE 21, 2018
4.	SITE & STATS REVISION	JUNE 20, 2018
3.	BUILDING PERMIT	JUNE 16, 2018
2.	BUILDING PERMIT	MAY 23, 2018
1.	SITE PLAN APPROVAL	OCT 16, 2017



Site Plan and Context Plan



Riverview
MARKHAM, ON
Scale
As indicated
S.S. Drawn by
S.K. Checked by
15-086 Project No.
Dec. 20, 2019 Date
Drawing No.

A1-00

Appendix B – Existing Transit Information

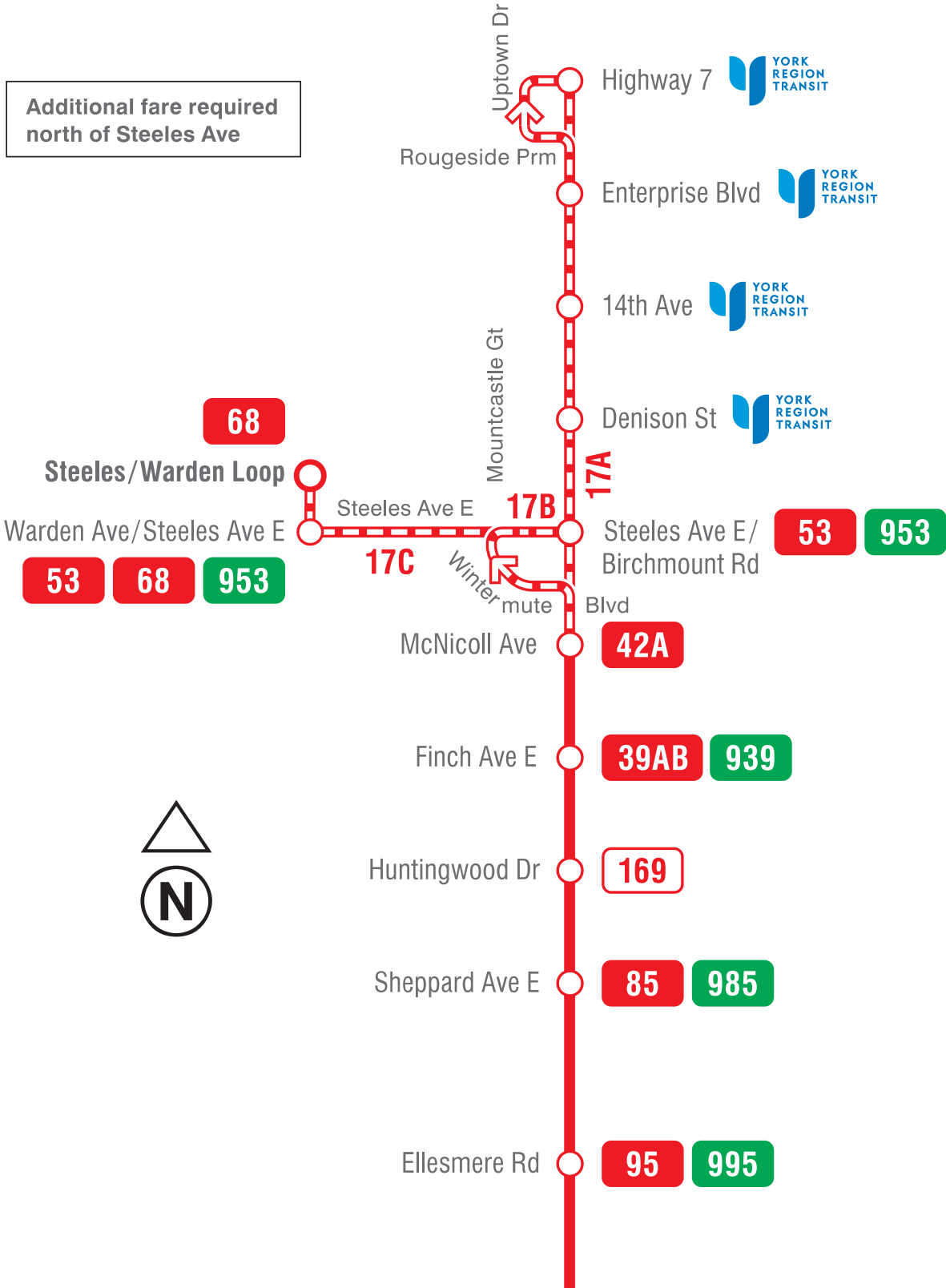
1

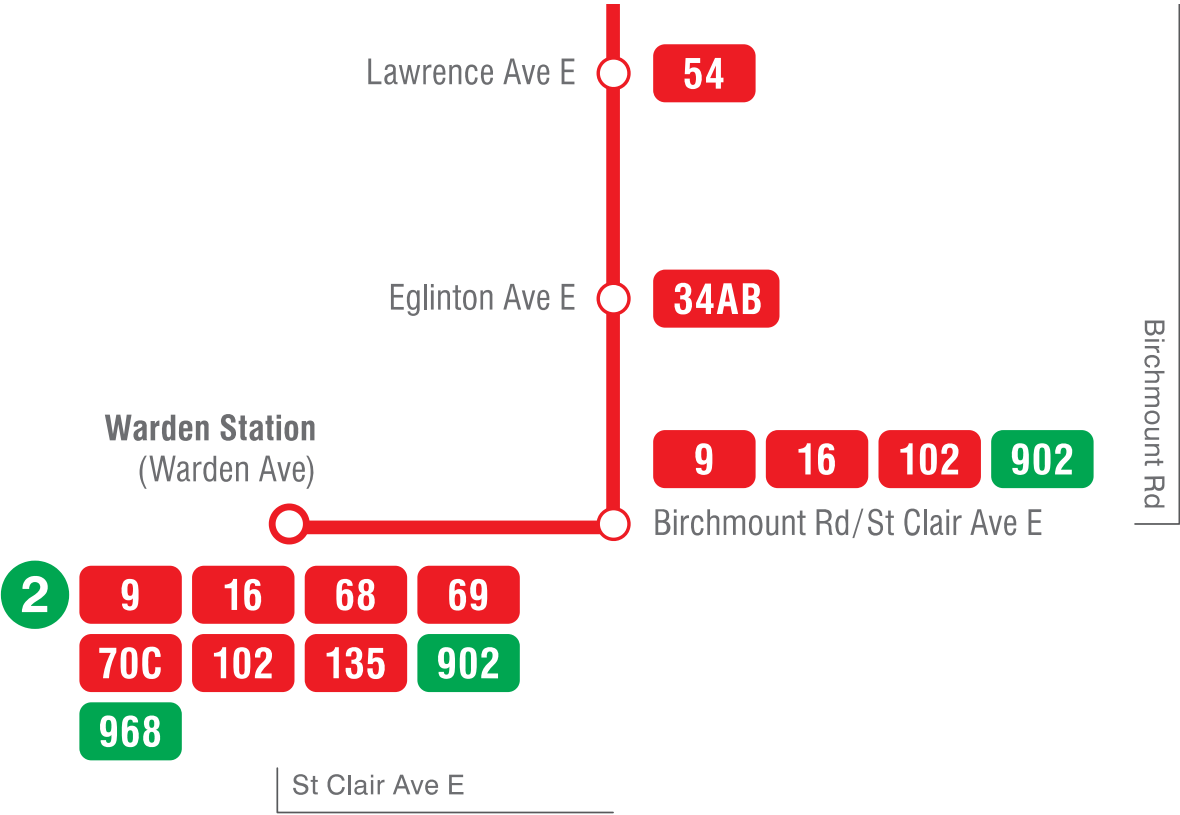
Highway 7



17

Birchmount





Map indicates stops with connecting routes only.
For a list of all stops, refer to route page on [ttc.ca](https://www.ttc.ca).

©2021 Toronto Transit Commission 10/21 – Map not to scale

Appendix C

520 Industrial Parkway South, Suite 201
Aurora, Ontario L4G 6W8

Phone: 905-503-2563
www.nexttrans.ca

File: 22.119187.000.00.MNV

Date: 08/31/22
MM/DD/YY

July 21, 2022

2456965 Ontario Inc.
3985 Highway 7 East, Suite 202
Markham, ON L3R 2A2

Attention: Shadi Aghaei

**Re: Traffic Reliance Letter
Proposed Mixed-Use Development
Riverview Condos (Block 3), City of Markham
Our Project No. NT-22-149**

1.0 INTRODUCTION

Nextrans Consulting Engineers (Nextrans) is pleased to present this Traffic Reliance Letter for the above noted property. Nextrans had prepared a Parking Justification Study Response to Comments for the proposed development, dated July 19, 2022.

The subject site is located at the southwest corner of the Water Walk Drive and Highway 7 intersection, municipally addressed as 8, 18 & 38 Water Walk Drive, in the City of Markham. The subject lands are currently under construction. Based on information received from the Client, the current development will include a mixed-use development with 1,041 residential dwelling units, with a current residential parking rate of 1.0 parking spaces per unit and a visitor parking rate of 0.2 parking spaces per unit. This Traffic Reliance Letter summarizes and assesses a proposed visitor parking rate of 0.09 parking spaces per unit and to increase residential parking rate from 1.0 to 1.1 parking spaces per unit. The site statistics of the current development proposal are provided in **Table 1**.

Table 1 – Site Statistics

	Current Development Proposal	Proposed Development Proposal	Net Change
No. of Dwelling Units	1,041	1,041	0
Residential Parking Rate	1.0 spaces per unit	1.1 spaces per unit	+0.1 spaces per unit
Visitor Parking Rate	0.2 spaces per unit	0.09 spaces per unit	-0.11 spaces per unit
No. of Parking Spaces	1,029 Residential 208 Visitor 1,237 Total	1,143 Residential 94 Visitor 1,237 Total	+114 Residential -114 Visitor 0 Total

2.0 PARKING ASSESSMENT

To analyze the visitor parking utilization of Riverview Condos (Block 3), Nexttrans Consulting Engineers conducted visitor parking utilization surveys at two (2) proxy sites, 15-25 Water Walk Drive, known as Riverside Condos (Block 4) and 18-28 Uptown Drive, known as Riverwalk Condos (Block 5) in the City of Markham. The two (2) proxy sites are directly east of the Riverview Condos (Block 3) and are an accurate representation of the visitor parking utilization of Riverview Condos. Also, on-street parking along RougeSide Promenade was also conducted and is directly south of the subject site. The peak parking utilization rates for Riverside Condos, Riverwalk Condos and RougeSide Promenade are summarized in **Table 2**.

Table 2 – Peak Parking Utilization

Peak Time and Date	15-25 River Walk Drive / Riverside Condos (Block 4)		
	Peak Demand	Peak Surplus (+) / Deficit (-)	Peak Utilization Rate / Percentage (spaces / unit)
Supply	61 spaces		
Unit Count	613 units		
Saturday, June 18, 2022 at 8:30 PM	39	22	0.06
Time Period	18-28 Uptown Drive / Riverwalk Condos (Block 5)		
Supply	63 spaces		
Unit Count	505 units		
Saturday, June 18, 2022 at 6:00 PM	38	25	0.08
Time Period	RougeSide Promenade		
Supply	122 spaces		
Sunday, June 26, 2022 at 6:30 PM	44	78	36%

The proxy site survey results show peak parking demands of 39 visitor spaces, 38 visitor spaces and 44 on-street parking spaces at Riverside Condos (Block 4), Riverwalk Condos (Block 5) and RougeSide Promenade, respectively. The peak visitor parking demands for Riverside Condos and Riverwalk Condos were found on Saturday, June 18, 2022, and the peak on-street parking demand along RougeSide Promenade was found on Sunday, June 26, 2022. Based on the unit counts of Riverside Condos and Riverwalk Condos, 613 units and 505 units, respectively, the peak utilization rates were determined to be 0.06 spaces per unit for Riverside Condos (Block 4) and 0.08 spaces per unit for Riverwalk Condos (Block 5) on Saturday, June 18, 2022. The total peak on-street utilization along RougeSide Promenade was 36% of the parking supply and was found on Sunday, June 26, 2022. **As such, it is Nexttrans' opinion that a visitor parking rate of 0.09 spaces per unit is adequate to accommodate the visitor parking needs of Riverview Condos (Block 3).**

3.0 CONCLUSION

The subject lands are currently under construction. Based on information received from the Client, the current development will include a mixed-use development with 1,041 residential dwelling units, with a current residential parking rate of 1.0 parking spaces per unit and a visitor parking rate of 0.2 parking spaces per unit. This Traffic Reliance Letter summarizes and assesses a proposed visitor parking rate of 0.09 parking spaces per unit and to increase residential parking rate from 1.0 to 1.1 parking spaces per unit. Given that the unit size of Block 3 is much larger and thus, would

need a higher residential parking rate; an increase of a 1.0 to 1.1 residential parking spaces would help accommodate the Client's purchasers' demand for residential parking spaces.

The proxy site survey results show peak parking demands of 39 visitor spaces, 38 visitor spaces and 44 on-street parking spaces at Riverside Condos (Block 4), Riverwalk Condos (Block 5) and Rougeside Promenade, respectively. The peak visitor parking demands for Riverside Condos and Riverwalk Condos were found on Saturday, June 18, 2022, and the peak on-street parking demand along Rougeside Promenade was found on Sunday, June 26, 2022. Based on the unit counts of Riverside Condos and Riverwalk Condos, 613 units and 505 units, respectively, the peak utilization rates were determined to be 0.06 spaces per unit for Riverside Condos (Block 4) and 0.08 spaces per unit for Riverwalk Condos (Block 5) on Saturday, June 18, 2022. The total peak on-street utilization along Rougeside Promenade was 36% of the parking supply and was found on Sunday, June 26, 2022. **As such, it is Nexttrans' opinion that a visitor parking rate of 0.09 spaces per unit is adequate to accommodate the visitor parking needs of Riverview Condos (Block 3).**

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

Prepared by:



Marc Dimayuga
Transportation Analyst

Reviewed and Approved by:



Richard Pernicky, MITE
Principal

Leung, Melissa

Appendix D

From: Joshua Lacaria <Joshua.Lacaria@trca.ca>
Sent: Wednesday, July 20, 2022 2:30 PM
To: Rohan Sovig
Cc: Lincoln Lo; Leung, Melissa
Subject: A/082/22 - CFN 66440.08 - 18 Water Walk Drive, Markham

File: 22.119187.000.00.MNV

Date: 08/31/22
MM/DD/YY

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi Rohan,

Thank you for your payment.

Further to TRCA's comments dated July 19, 2022, the required payment of \$1155 was received and clearance for TRCA condition No.1 has been addressed.

Thank you.

Joshua Lacaria

Planner I - York East Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

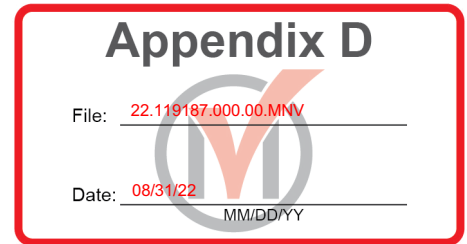
T: [\(437\) 880 2347](tel:4378802347)

E: joshua.lacaria@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



From: [Joshua Lacaria](#)
To: melissaleung@markham.ca
Cc: [Michelle Bates](#)
Subject: RE: A/082/22 - CFN 66440.08 - 18 Water Walk Drive, Markham
Date: Tuesday, July 19, 2022 2:41:12 PM
Attachments: [image001.png](#)



Dear Melissa Leung,

Thank you for the opportunity to review the Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on July 7, 2022. The purpose of this letter is to provide our comments on our evaluation of the proposed works.

Our Understanding of the Proposal:

We understand the proposal involves a Minor Variance to permit a reduced minimum visitor parking spaces of 0.09 per unit, whereas the By-law requires a minimum of 0.2 parking spaces per unit. We understand the proposal also includes a Minor Variance to permit an increased maximum residential parking spaces of 1.1 per unit, whereas the By-law requires a maximum of 1.0 resident parking spaces per unit. The municipal address for the subject property is 18 Water Walk Drive. The site is located south of Highway 7 and east of Verdale Cross in the City of Markham.

Policies and Regulations:

TRCA Regulation and Policy:

The subject property is partially located within a TRCA Regulated Area of the Rouge River Watershed as it is within 15 metres of a floodplain towards the south of the subject property. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation), a permit is required from the TRCA prior to any new development taking place within this regulated area. In addition, the TRCA's Living City Policies (LCP) sets out development guidelines for properties affected by flood hazards. One of the overall objectives of the LCP is to prevent new development from occurring within areas that may introduce risk to life and property associated with natural hazards.

'Development' is defined as:

- I. the construction, reconstruction, erection or placing of a building or structure of any kind,
- II. any change to a building or structure that would have the effect of altering the use or potential
- III. use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- IV. site grading, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

It is our understanding that the subject property previously contained a ditch and floodplain that were modified through the subdivision process. However, TRCA completed a floodplain modelling update in 2019 and this site is now regulated due to its proximity to a floodplain. TRCA has an overall interest in the proposal and surrounding development. We recognize that the proposed Minor Variance is associated with parking for a mixed-use development that has already commenced and is nearing completion. Accordingly, we have **no objection** for the proposed Minor Variance application.

If additional approvals beyond this Minor Variance is required for this property, please circulate the details to TRCA for review.

Application Review Fee

As per TRCA's role as a commenting agency for *Planning Act* application circulated by member municipalities to assess whether a proposed development may be impacted by TRCA, the applicant is

advised that the TRCA has implemented a fee schedule for our planning application review services. The submitted application is subject to a review fee in the amount of \$1155 (2021 TRCA Planning Fee Schedule – Minor Variance – Industrial/Commercial/Subdivision/Institutional). This fee can be submitted via Checkfront Online Payment System. I have not copied the Agent/Owner to provide the City of Markham the opportunity to review. Please forward this letter to the Agent/Owner upon completion of review.

Recommendation

In light of the above, TRCA staff have **no objection** to Minor Variance Application A/082/22 subject to the following condition:

1. That the outstanding planning Minor Variance – Industrial/Commercial/Subdivision/Institutional fee (\$1155) be remitted to TRCA.

I trust these comments are of assistance. Should you have further questions do not hesitate to contact me.

Regards,

Joshua Lacaria

Planner I - York East Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

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Appendix E

File:

22.119187.000.00.MNV

Date:

08/31/22

MM/DD/YY

APPENDIX “E”
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/082/22

1. The variances apply only to the proposed development as long as it remains.

CONDITIONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District