

# Electronic Development Services Committee Meeting Minutes

**Meeting Number 15**  
**September 29, 2020, 9:30 AM - 1:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Bryan Frois, Chief of Staff Ron Blake, Senior Development Manager, Planning & Urban Design	Loy Cheah, Senior Manager, Transportation Marg Wouters, Senior Manager, Policy & Research David Porretta, Manager, Traffic Engineering Aqsa Malik, Planner I Scott Chapman, Corporate Privacy & Records Coordinator Laura Gold, Council/Committee Coordinator Grace Lombardi, Acting Election & Committee Coordinator

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## **1. CALL TO ORDER**

The Development Services Committee meeting convened at the hour of 9:33 AM with Regional Councillor Jim Jones presiding as Chair. Councillor Keith Irish assumed the role of Chair at 1:51 PM.

Development Services Committee recessed at 11:12 AM and reconvened at 11:25 PM.  
Development Services Committee recessed at 1:23 PM and reconvened at 1:51 PM.

Councillor Amanda Collucci arrived at 9:39 AM.

Regional Councillor, Jim Jones left the meeting at 2:15 PM and returned at 3:00 PM.

Councillor Karen Rea left the meeting at 2:55 PM.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 14, 2020 (10.0)**

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Committee meeting held September 14, 2020, be confirmed.

**Carried**

## **4. DEPUTATIONS**

Deputations were made for the following items:

7.1 - Preliminary Report Enterprise Boulevard Inc.

8.1 - Buttonville Airport Lands Update

10.1 - Road Safety Update - Traffic Safety Audit Results (City-Wide)

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020

Refer to the individual item for the deputation details.

## **5. COMMUNICATIONS**

Communications were submitted for the following items:

8.1 - Buttonville Airport Land Update

10.1 - Road Safety Update - Traffic Safety Audit Results

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020

## **6. PETITIONS**

A Petition was submitted for the following item:

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020.

## **7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **7.1 PRELIMINARY REPORT ENTERPRISE BOULEVARD INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A HIGH DENSITY DEVELOPMENT**

**WITH A MAXIMUM 1,400 APARTMENT UNITS ON THE NORTH SIDE  
OF ENTERPRISE BOULEVARD, IMMEDIATELY EAST OF THE  
METROLINX-GO STOUFFVILLE RAIL CORRIDOR (WARD 3) FILE  
NO. PLAN 20 113948 (10.3, 10.5)**

Maria Gatzios, consultant for the applicant, addressed the Committee and requested that the statutory public meeting for the applications be scheduled without delay. Ms. Gatzios delivered a presentation on the revised proposal for the subject property and provided additional background on the applications.

Arvin Prasad, Commissioner, Development Services provided clarification on the projected timetable of the Markham Centre Secondary Plan Update study.

The Committee discussed the following relative to the preliminary report:

- Comparing the number of units, unit sizes, and height of the revised proposal relative to the previous approval;
- Considering opportunities to introduce complementary non-residential uses;
- Providing for additional on-site parks and open space ;
- Connecting existing and future roads within the subject area, and the potential relationship between the future area road network and VIVA Bus Rapid Transit;

- Feasibility of additional levels of underground parking in place of the five proposed above ground parking levels; and
- Providing for appropriate pedestrian connectivity with the surrounding area, including the potential for a pedestrian overpass across Enterprise Boulevard connecting this site with the future mobility hub.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Enterprise Boulevard Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a high density development with a maximum of 1,400 apartment units on the north side of Enterprise Boulevard, immediately east of the Metrolinx-GO Stouffville rail corridor (Ward 3), PLAN 20 113948”, be received; **and further**
2. **That the deputation of Maria Gatzios, consultant for the applicant, be received.**

**Carried**

## **8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 BUTTONVILLE AIRPORT LANDS UPDATE (10.0)**

Marg Wouters, Senior Manager, Policy & Research delivered a presentation on the Buttonville Airport Lands and provided an update on the draft employment area mapping proposed as part of the current York Region municipal comprehensive review.

Peter Nikolakakos, representative from Cadillac Fairview, addressed the Committee and expressed support for continuing to work with the City of Markham and the Region of York to maintain the existing site-specific Regional Official Plan policy and protect for a mix of uses for the subject lands.

Arvin Prasad, Commissioner, Development Services provided clarification on the Regional Official Plan approval process regarding pending employment land conversion requests within the City of Markham. Mr. Prasad advised the Committee that staff continue to meet with the landowners and Regional staff to discuss potential solutions to maintain the intent of the existing site-specific policy for the Buttonville Airport Lands.

Ron Blake, Senior Development Manager, Planning & Urban Design provided an overview of the status of the draft secondary plan developed for the Buttonville Municipal Airport Lands.

The Committee discussed the importance of protecting the potential for a mix of uses for the subject lands.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the presentation entitled “Buttonville Airport Lands Update” dated September 29, 2020” be received; and
2. **That the deputation of Peter Nikolakakos, representative from Cadillac Fairview, be received.**

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **9.1 RECOMMENDATION REPORT EVANS PLANNING INC. PROPOSED ZONING BY-LAW AMENDMENT APPLICATION FOR TWO SEMI-DETACHED LOTS**

**AND ONE RESIDUAL LOT AT 12 AND 16 DEER PARK LANE (NORTH OF DEER PARK LANE, WEST OF ELIZABETH STREET). WARD 4 (10.5)**

Ron Blake, Senior Development Manager, Planning & Urban Design introduced and provided members of the Committee with an overview of the staff report.

There was discussion regarding potential parking issues for construction vehicles to be addressed as part of conditions of severance.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the report dated September 29, 2020 titled “RECOMMENDATION REPORT Evans Planning Inc. Proposed Zoning By-law Amendment application for two semi-detached lots and one residual lot at 12 and 16 Deer Park Lane (north of Deer Park Lane, west of Elizabeth Street). Ward 4”, be received; and,

2. That the record of the Public Meeting held on November 19, 2019 regarding the Zoning By-Law Amendment application submitted by Gil & Marina Scholyar c/o Evans Planning be received; and,
3. That the Zoning By-law Amendment application submitted by Gil & Marina Scholyar c/o Evans Planning to amend By-law 1229, as amended, be approved, and that the Zoning By-law Amendment attached as Appendix 'A' be finalized and enacted without further notice; and,
4. That Council assign servicing allocation for up to 5 residential units for the proposed development; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **10.1 ROAD SAFETY UPDATE -TRAFFIC SAFETY AUDIT RESULTS (CITY-WIDE) (5.10)**

Loy Cheah, Senior Manager, Transportation introduced and provided members of Committee with an overview of the Road Safety Update – Traffic Safety Audit Results.

Ali Hadayeghi of CIMA+, consultant to the City of Markham, delivered a presentation on the City-wide Traffic Safety Audit Results, including an overview of Collision Data, Network Screening, Systemic Safety Review and next steps in the development of a Road Safety Strategic Plan within the City of Markham.

Peter Miasek, representative of the Cycling and Pedestrian Advisory Committee (CPAC), addressed the Committee and expressed CPAC's support for the development of a City-wide Road Safety Plan, and public education. Mr. Miasek requested that the Plan include an analysis on the advantages and disadvantages of the Vision Zero brand. Mr. Miasek also identified CPAC's recommendation that the City consider the implementation of low cost traffic calming measures as referenced in the staff report and CPAC meeting minutes.

Elisabeth Tan, resident, addressed the Committee and suggested the Committee's continued consideration in adopting the Vision Zero brand as part of a City-wide Road Safety Plan.

The Committee discussed the following relative to the Traffic Safety Audit Results:

- Effects of lowering speed limits on streets within the City of Markham; and
- Reviewing high traffic congested areas and reviewing potential traffic alternatives.
- Enhancing the safety and security of cycling and pedestrian infrastructure and routes;
- Strategies for addressing speeding and aggressive motorist behavior;
- Continued collaboration with regional partners; and,
- Developing a short- and long-term public education program and communications campaign on road safety.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the report entitled "Road Safety Update - Traffic Safety Audit Results (City-wide)" and presentation entitled "Traffic Safety Audit Results", be received; and
2. **That the deputation of Peter Miasek on behalf of the Cycling and Pedestrian Advisory Committee (CPAC) be received; and,**
3. **That the deputation of Elisabeth Tan, resident, be received; and,**
4. **That the communications submitted by Cosimo Crupi on behalf of the Unionville Cycling Club be received; and,**
5. That staff be directed to proceed with the development of a City-wide Road Safety Plan with priority initiatives to be directed towards the Denison Street and Main Street Markham corridors; and,
6. That staff be directed to explore new traffic calming measures to address vehicle speed and traffic infiltration on City streets, and to report back prior to conducting pilot projects; and
7. **That staff be directed to evaluate and, where feasible, incorporate the principles of Vision Zero into the Road Safety Plan; and,**

8. **That staff be directed to investigate and develop appropriate branding and communications for the Road Safety Plan; and,**
9. **That staff be directed to develop a short-term and long-term comprehensive public education program that aligns with the principles of the Road Safety Plan; and,**
10. That the City Clerk send a copy of this report and Council resolution to York Region; and further
11. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)  
MINUTES – FEBRUARY 20, 2020, JULY 16, 2020 AND AUGUST 6, 2020  
(16.34)**

Cathy Cowan, representative from the Berkeley/Stanford Neighbourhood Watch Committee addressed the Committee and expressed concerns with traffic conditions impacting road safety on Carlton Road in the Unionville community. . Ms. Cowan provided the Committee with a petition signed by 559 area residents and visitors in support of the recommendation of the Cycling and Pedestrian Advisory Committee (CPAC) for the immediate implementation of low-cost traffic initiatives from existing budgets, with the section of Carlton Road between Kennedy Avenue and Main Street Unionville to be identified as a top priority area.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Reid McAlpine

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held February 20, 2020, July 16, 2020 and August 6, 2020, be received for information purposes; and,
2. **That the deputation of Cathy Cowan on behalf of the Berkeley/Stanford Neighbourhood Watch Committee be received; and**



3. **That the petition submitted by the Berkeley/Stanford Neighbourhood Watch Committee entitled “Make Carlton Road Safer for Pedestrians and Cyclists” be received; and further,**
4. **That a copy of the Development Services Committee resolution from Item #10.1 (“Road Safety Update -Traffic Safety Audit Results (City-Wide)”) be forwarded to members of the Cycling and Pedestrian Advisory Committee (CPAC).**

**Carried**

### **10.3 METROLINX TRANSIT PROJECT ASSESSMENT PROCESS FOR TRAIN STORAGE FACILITY IN MARKHAM CENTRE (WARD 3) (5.0)**

Brian Lee, Director, Engineering introduced and provided members of Committee with an overview of the Metrolinx transit project assessment process for a train storage facility in Markham Centre.

It was requested that staff continue to work with Metrolinx to identify an alternate and more appropriate location for the train storage facility within the City of Markham.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the staff memo entitled “Metrolinx Transit Project Assessment Process for Train Storage Facility in Markham Centre, Ward 3” be received; and
2. That Metrolinx and York Region be informed that Markham Council does not support a train storage facility in the proposed location; and
3. **That staff be directed to continue to work with Metrolinx to identify an alternate and more appropriate location for the train storage facility; and further,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **11. MOTIONS**

There were no motions.

**12. NOTICES OF MOTION**

There were no notices of motion.

**13. NEW/OTHER BUSINESS**

There was no new/other business.

**14. ANNOUNCEMENTS**

There were no announcements.

**15. ADJOURNMENT**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 3:36 PM.

**Carried**