

# Special Development Services Committee Minutes

**Meeting Number 21**  
**December 15, 2020, 9:30 AM - 1:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Lilli Duoba, Manager, Natural Heritage
	Arvin Prasad, Commissioner, Development Services	Darryl Lyons, Manager, Policy
	Claudia Storto, City Solicitor and Director of Human Resources	Stacia Muradali, Acting Manager, Development - East
	Biju Karumanchery, Director, Planning & Urban Design	Scott Chapman, Corporate Privacy & Records Coordinator
	Brian Lee, Director, Engineering	Luis Juarez, Planner II, Central District
	Bryan Frois, Chief of Staff	Grace Lombardi, Acting Election & Committee Coordinator
	Ron Blake, Senior Development Manager, Planning & Urban Design	Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering
	Ronji Borooah, City Architect	Soran Sito, Manager, Environmental Engineering
	Loy Cheah, Senior Manager, Transportation	Patrick Wong, Senior Planner, Natural Heritage

**Alternate formats for this document are available upon request**

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## 1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Special Development Services Committee meeting convened at the hour of 9:34 AM with Regional Councillor Jim Jones presiding as Chair.

The Development Services Committee recessed at 11:59 AM and reconvened at 12:33 PM.

Councillor Amanda Collucci arrived at 9:48 AM.

Mayor Frank Scarpitti arrived at 10:40 AM.

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

None disclosed.

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

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – DECEMBER 8, 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 December 8, 2020, be confirmed.

**Carried**

## **4. DEPUTATIONS**

Deputations were made for the following item:

6.1 - Markham Road - Mount Joy Secondary Plan Study Update and Draft Demonstration Plans.

Refer to the individual item for the deputation details.

## **5. COMMUNICATIONS**

Communications were submitted for the following item:

6.1 - Markham Road - Mount Joy Secondary Plan Study Update and Draft Demonstration Plans.

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

### **6.1 MARKHAM ROAD - MOUNT JOY SECONDARY PLAN STUDY UPDATE AND DRAFT DEMONSTRATION PLANS (10.4)**

Arvin Prasad, Commissioner, Development Services, introduced and provided brief opening remarks relative to the update on the Markham Road - Mount Joy Secondary Plan Study and Draft Demonstration Plans.

Darryl Lyons, Manager, Policy, addressed the Committee and provided a high level overview of the Markham Road - Mount Joy Secondary Plan Study Update. Mr. Lyons indicated that staff will report back to the Development Services Committee in February 2021 with a staff report, including the interim report prepared by the City's consulting team. A 3D model of the Markham Road - Mount Joy Draft Demonstration Plan is also anticipated to be presented at this meeting.

Shonda Wang, and Blair Scorgie, SvN Architects + Planners, consultants for the City of Markham, delivered a presentation that provided an update to the Markham Road - Mount Joy Secondary Plan Study Update and Draft Demonstration Plans which included the study purpose, feedback from the Virtual Design Charrette and Community Information Sessions, existing conditions assessment summary, visions and guiding principles, emerging demonstration plan, implementation and next steps. Ms. Wang provided clarification on the demonstration of the Markham Road – Mount Joy Secondary Plan principles, land use, built form and mobility direction which included the following framework elements: natural heritage, public realm and open space, street hierarchy and development blocks, transit-oriented development nodes, character areas, gateways and nodes, and phasing. Recommended policy directions to the City to implement the draft Demonstration Plan was provided which included regulations, application requirements, future studies and coordination, and other considerations. Ms. Wang informed that the next steps for the Markham Road - Mount Joy Secondary Plan Study include stakeholder and community consultation, as well as undertaking transportation and municipal servicing analysis and recommendations, preparing the final demonstration plan and the final study report.

Claudio Brutto, Brutto Consulting, consultant for a landowner within the Markham Road - Mount Joy Secondary Plan area, addressed the Committee and requested the consultants provide further information on the proposed floor space indexes and consider potentially increasing it to assist with the urban density targets in the central district. Mr. Brutto also requested clarification on the minor

collector road on Markham Road between Bur Oak Avenue and Castlemore Avenue within the Markham Road - Mount Joy Secondary Plan area.

Shannon Sigouin, WND, consultant for a landowner within the Markham Road - Mount Joy Secondary Plan area, addressed the Committee and expressed concerns with proposed road the alignment along the rail corridor south of the Mount Joy GO station. Ms. Sigouin advised that the proposed road alignment along the property of 9351 Markham Road will reduce the developable area of the site. Ms. Sigouin feels that the north south connection can be completed with a walk way and bike way connection instead of a full street public way.

Parisa Amiri, ARPA Architects, consultant for a landowner within the Markham - Road - Mount Joy Secondary Plan area, addressed the Committee and requested more information on the logistics of the elementary school and public park proposed at 9833 Markham Road. Ms Amiri advised that her client feels that the proposed demonstration plan will affect current uses on their property and existing area businesses.

The Committee discussed the following relative to the presentation:

- Ensuring the accurate delineation of Greenbelt lands and its potential relationship to the Rouge National Urban Park;
- Considering potential future development opportunities north of Major Mackenzie Drive and west of Markham Road to assist with pursuing a GO station at Major Mackenzie Drive;
- Potentially discussing with Parks Canada on the Rouge National Urban Park to expand across Markham Road;
- Reviewing and considering increasing the floor space index (FSI) within the GO station nodes;
- Opportunities for a mid-block crossing at the centre of the north precinct;
- Considering the proposed amount cycling space required to accommodate cycling infrastructure;
- Incorporating and ensuring current applications are considered when providing the Markham Road - Mount Joy Secondary Plan update;
- Comparing road width in the Markham Road – Mount Joy Secondary Plan with other municipalities similar to Main Street Markham / Markham Road such as Niagara on the Lake;

- Considering additional roads at Markham Road and Major Mackenzie Drive in addition to the Donald Cousens Parkway and considering additional lanes on Markham Road to assist with traffic congestion on Markham Road; and,
- Importance of community participation and engagement with the Markham Road - Mount Joy Secondary Plan Study.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jack Heath

1. **That the deputations of Claudio Brutto, Shannon Sigouin, and Parisa Amiri, be received; and,**
2. **That the communications submitted by KLM Planning Partners Inc, be received; and,**
3. That the presentation titled “Markham Road – Mount Joy Secondary Plan Study Update and Draft Demonstration Plan” dated December 15, 2020 be received.

**Carried**

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

### **7.1 PRELIMINARY REPORT, 2310601 ONTARIO INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A 1,136 UNIT INDEPENDENT LIVING RETIREMENT HOME COMPLEX AT 3912 AND 3928 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 20 123727 (10.3, 10.5)**

Ron Blake, Senior Development Manager, Planning & Urban Design, introduced and provided a high level overview of the preliminary report. Mr. Blake advised that a Statutory Public meeting will be held at a future date, when appropriate.

Lincoln Lo, MGP, consultant for the applicant, addressed the Committee and provided clarification on the reason for the proposed height increase and the use of the units. Mr. Lo advised the Committee that a large portion of the units would be life leases and the additional height would be to accommodate the additional rental units.

The Committee discussed the following relative to the preliminary report:

- Comparing the height of the revised proposal relative to the previous approval;

- Need to review the streetscape for the development on the north side of Highway 7;
- Providing appropriate affordable housing and rentals within the City of Markham;
- The number of units per floor, number of elevators, and the podium connections within the proposed development;
- Height in relation to low rise development in the immediate vicinity;
- The importance of ensuring traffic issues are considered;
- Clarification on the ownership of the life leases and rental units and considering opportunities for additional rental units in the proposed application; and,
- Considering opportunities to be serviced by Markham District Energy.

The Committee inquired about the primary concerns raised by the surrounding landowners at the community information meeting relative to the proposed height and for staff to circulate feedback received to members of the Development Services Committee.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Reid McAlpine

1. That the report titled “PRELIMINARY REPORT, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received.

**Carried**

## **8. ADJOURNMENT**

Moved by Councillor Isa Lee  
Seconded by Councillor Alan Ho

That the Special Development Services Committee meeting be adjourned at 1:08 PM.

**Carried**