



Electronic Development Services Committee Meeting

Agenda

Meeting No. 4
March 8, 2021, 9:30 AM
Live streamed

Note: Members of Development Services Committee will be participating in the meeting remotely.

Due to COVID-19, our facilities are closed to the public.
Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-479-7760 on the day of the meeting.

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Agenda

Meeting Number 4
March 8, 2021, 9:30 AM - 1:00 PM
Live streamed

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Please bring this Development Services Committee Agenda to the Council meeting on March 31, 2021.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
 - 3.1. DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 22, 2021 (10.0) 5
 1. That the minutes of the Development Services Committee meeting held February 22, 2021, be confirmed.
4. DEPUTATIONS
5. COMMUNICATIONS
6. PETITIONS
7. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 7.1. PRELIMINARY REPORT APPLICATIONS BY 1107656 ONTARIO INC. (TIMES GROUP) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT SIX (6) HIGH RISE APARTMENT BUILDINGS ALONG THE WEST SIDE OF SOUTH PARK ROAD, SOUTH OF HIGHWAY 7 19

FILE NO. PLAN 20 128679 (WARD 8) (10.3, 10.5)

R. Cefaratti, ext. 3675

1. That the Preliminary Report entitled “Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)”, be received.

7.2. PRELIMINARY REPORT HILTON MARKHAM SUITES HOTEL LIMITED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A HIGH-DENSITY MIXED-USE DEVELOPMENT AT 8500 WARDEN AVENUE, MARKHAM CENTRE (WARD 8) FILE NO. PLAN 20 128653 (10.3, 10.5)

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S. Bordone, ext. 8230

1. That the report titled “PRELIMINARY REPORT, Hilton Markham Suites Hotel Limited, Applications for Official Plan and Zoning By-law Amendments to permit a high-density mixed-use development at 8500 Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 128653”, be received.

7.3. PRELIMINARY REPORT DORSAY DEVELOPMENT CORPORATION APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A MIXED-USE DEVELOPMENT CONSISTING OF TWO 24-STOREY RESIDENTIAL BUILDINGS AND A FOUR-STOREY OFFICE BUILDING ON THE NORTH SIDE OF HIGHWAY 7

46

EAST OF RODICK ROAD, IN MARKHAM CENTRE (WARD 2) FILE NO. PLAN 20 127887 (10.3)

S. Bordone, ext. 8230

1. That the report titled “PRELIMINARY REPORT, Dorsay Development Corporation, Application for Official Plan Amendment to permit a mixed-use development consisting of two 24-storey residential buildings and a four-storey office building on the north side of Highway 7, east of Rodick Road, in Markham Centre (Ward 2), File No. PLAN 20 127887”, be received.

8. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUE

8.1. FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES – DECEMBER 9, 2020 (16.0)

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Note: Committee has the option to endorse, amend, refer to staff or receive for information the following recommendation from the December 9, 2020, Friends of the Markham Museum Board meeting:

“That the Friends of the Markham Museum Board approve the transfer of

control of the trust funds held by the City of Markham on behalf of the Markham Historical Society to the benefit of the Friends of the Markham Museum; and,

That a copy of this resolution be forwarded to the “members” of the Friends of the Markham Museum.”

1. That the minutes of the Friends of the Markham Museum Board meeting held December 9, 2020, be received for information purposes.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

12. ANNOUNCEMENTS

13. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after
two hours have passed since the last break.**



Electronic Development Services Committee Meeting

Minutes

Meeting Number 3

February 22, 2021, 9:30 AM - 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Bryan Frois, Chief of Staff</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Ronji Borooah, City Architect</p> <p>Sabrina Bordone, Senior Planner, Central District</p> <p>Loy Cheah, Senior Manager, Transportation</p>	<p>Regan Hutcheson, Manager, Heritage</p> <p>Stephen Kitagawa, Acting Manager, Development - West</p> <p>Stephen Lue, Manager, Central District</p> <p>Stacia Muradali, Acting Manager, Development - East</p> <p>Amanda Crompton, Planner II</p> <p>Dimitri Pagratis, Senior Planner, Central District</p> <p>Aqsa Malik, Planner I, East District</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p> <p>Laura Gold</p> <p>Eric Lariviere, Manager Flato Theatre</p>

Alternate formats for this document are available upon request

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 the *COVID-19 Economic Recovery Act, 2020* (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee meeting convened at the hour of 9:34 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Amanda Collucci arrived at 9:39 AM.

Councillor Khalid Usman arrived at 9:40 AM.

Mayor Frank Scarpitti left the meeting at 10:49 AM and returned at 11:05 AM.

Mayor Frank Scarpitti left the meeting at 12:04 PM and returned at 1:36 AM.

The Development Services Committee recessed at 12:04 PM and reconvened at 12:52 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 8, 2021 (10.0)**

Moved by Councillor Alan Ho

Seconded by Councillor Keith Irish

1. That the minutes of the Development Services Committee meeting held February 8, 2021, be confirmed.

Carried

4. PRESENTATIONS**4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

The Development Services Committee recognized the following members of staff:

Fery Vaghei, Administrative Clerk, Fire & Emergency Services, 25 years

Veronica Siu, Senior Financial Analyst, Financial Services, 15 years

John Wong, Technology Support Specialist II, Information Technology Services, 15 years

Sheila Kerz, Supervisor, Plans Review, Building Standards, 10 years

Kimberley Dunsmoor, Supervisor, Waste Diversion Programs, Environmental Services, 10 years

Farid Morani, Lead, Network Infrastructure, Information Technology Services, 10 years

Derrick Doobay, Truck Driver, Operations, 10 years

5. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

5.1 HIGHWAY 7 BRT UPDATE: WARDEN AVE TO CORNELL BUS TERMINAL (5.14)

Mary-Frances Turner, Liza Sheppard, Paul May, Stephen Hollinger, on behalf of York Region Rapid Transit Corporation (YRRTC), delivered a presentation which provided an update on the Bus Rapid Transit (BRT) in operation, future segments from Birchmount Road to Cornell Bus Terminal, and Cornell Bus Terminal. It was noted that the Environmental Assessment (EA) was conducted in 2005 and to allow for the heritage area to remain the same, Highway 7 from Galsworthy Road to Elmwood Cemetery would not be expanded, and the VIVA buses will run in mixed traffic. Ms. Turner provided clarification on the reason for the BRT completion delay and that it was due to senior levels government funding issues.

The Committee discussed the following relative to the YRRTC presentation:

- Importance of the Highway 7 BRT connecting to and servicing the Rouge National Urban Park greenway system;
- Importance of the BRT stop at McCowan and Centennial GO Station on Bullock Drive to be developed comprehensively as a transit focus point that will add greater level of service going south;
- Concerns with the proposed widening of Highway 7 for the BRT from McCowan Road to Galsworthy Drive and Wooten Way to 9th Line, causing noise issues, and being a barrier to residents crossing Highway 7;
- Concerns with the delay in the completion of the BRT and Cornell Bus Terminal Project;
- Potential opportunities for integrated developments incorporating the bus terminal;

- Potential shuttle buses around the Cornell area to assist with transportation for residents within the Cornell area;
- Potentially utilizing the 407ETR to access the Unionville GO Station quicker and to provide assistance with widening issues on Highway 7;
- Opportunities for potential roadway connections; and,
- Conducting community awareness for the project.

It was suggested that the YRRTC staff host a workshop on the proposed VIVA rapidway expansion east of Warden Avenue to 9th Line and provide a presentation on the latest network concept of the bus routes connecting to the Cornell Bus Terminal area.

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Joe Li

1. That the presentation provided by Mary-Frances Turner, President, York Region Rapid Transit Corporation entitled "Highway 7 BRT Update: Warden Ave to Cornell Bus Terminal", be received.

Carried

6. DEPUTATIONS

Deputations were made for the following item:

10.5 - Recommendation Report, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment Applications to Permit Seven Townhouses and Ten Semi-Detached Dwelling Units at 10 and 20 Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue).(Ward 4) File No. 18 108216 ZA/OP.

Refer to the individual item for the deputation details.

7. COMMUNICATIONS

Communications were submitted for the following items:

10.5 - Recommendation Report, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment Applications to Permit Seven Townhouses and Ten Semi-Detached Dwelling Units at 10 and 20 Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP.

8. PETITIONS

There were no petitions.

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 HERITAGE MARKHAM COMMITTEE MINUTES – JANUARY 13, 2021 (16.11)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held January 13, 2021, be received for information purposes.

Carried

9.2 UNIONVILLE SUB-COMMITTEE MINUTES (MARKHAM CENTRE SECONDARY PLAN UPDATE) – DECEMBER 10, 2020, DECEMBER 14, 2020 & JANUARY 12, 2021 (10.0)

Councillor Karen Rea addressed the Committee and inquired on the public receiving access to the landowner presentations on their concept plans for the Markham Centre Secondary Plan that were presented at the Unionville Sub-Committee meetings.

Staff indicated that the members of the public can contact the Planning and Clerk department to obtain the presentations.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Unionville Sub-Committee (Markham Centre Secondary Plan Update) meetings held December 10, 2020, December 14, 2020 and January 12, 2021, be received for information purposes.

Carried

9.3 MARKHAM SUB-COMMITTEE MINUTES (HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED AND ROUGE NATIONAL URBAN PARK) – JANUARY 11, 2021 (10.0)

Regional Councillor Jack Heath, addressed the committee and inquired on the status of the memo regarding the fencing issue around the stormwater management pond.

It was noted that the staff will report back to the Development Services Committee with a memo in March 2021.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Markham Sub-Committee (Humboldt Greensborough Valley Holdings Limited and Rouge National Urban Park) meeting held January 11, 2021, be received for information purposes.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 HERITAGE MARKHAM COMMITTEE TERMS OF REFERENCE AND BY-LAW (2021) (16.11)

Regan Hutcheson, Manager, Heritage, introduced and provided a high-level overview on the new Heritage Markham Committee terms of reference and by-law. It was noted that staff consulted with the Heritage Markham Committee, Legal, and Legislative Services on the proposed amendments. Mr. Hutcheson provided clarification on feedback received from the Committee members.

The Committee provided the following feedback on the terms of reference, Appendix B:

- Section 2 Qualifications
 - Adding the word "citizen" where appropriate in this section to read "A citizen member"
- Second 3.4 Quorum and Attendance
 - 3.4.3 – removing the words “will be” as it is duplicated
- Clarification on 2.4.5 and 3.4.2 and quorum

There was brief discussion regarding the appointment process of the Heritage Markham Committee and it was suggested that consideration be made for the Chair or one of the appointed Council member be included in future interview processes. There was also brief discussion on ending the meetings earlier than 11:00 PM.

Moved by Deputy Mayor Don Hamilton
 Seconded by Councillor Karen Rea

1. That the staff report entitled “Heritage Markham Committee Terms of Reference and By-law (2021)”, dated February 22, 2021, be received;
2. That the By-law, attached as Appendix A, be enacted by Council;
3. That the Heritage Markham Committee Terms of Reference, attached as Appendix ‘B, **as amended**; be approved;
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**10.2 PRELIMINARY REPORT, ROCKPORT (UNIONVILLE) INC.,
 APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
 AMENDMENTS TO PERMIT A 32-STOREY STUDENT RESIDENCE
 LOCATED NORTH OF ENTERPRISE BOULEVARD AND ON THE
 WEST SIDE OF BILL CROTHERS DRIVE**

MARKHAM CENTRE (WARD 3), FILE NO. PLAN 20 129430 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the preliminary report. It was noted that if York University does not award the applicant with student housing, the applicant intends to proceed with a residential development. Mr. Blake advised that if this occurs, parking and built form matters would be reconsidered.

Jack Winberg, on behalf of the applicant, provided clarification that York University student housing requirements would be outlined in the Request for Proposal.

The Committee discussed the following relative to the staff report:

- The number of students per room, kitchen availability, and if the proposed units would be furnished;
- Concerns with the number of proposed parking spaces if residential development is considered;
- Concerns with the student housing potentially being rooming houses; and,
- Ensuring a Statutory Public Meeting is held to facilitate coordination with the York University's Request for Proposal for student housing, and that the timing of the public meeting not be dependent on the Secondary Plan process.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “PRELIMINARY REPORT, Rockport (Unionville) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3), File No. PLAN 20 129430”, be received; **and,**
2. **That staff be directed to hold a Statutory Public Meeting, for Rockport (Unionville) Inc., to facilitate coordination with the York University’s Request for Proposal for student housing, and that the timing of the public meeting not be dependent on the Secondary Plan process.**

Carried

10.3 PRELIMINARY REPORT, APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY KENNEDY MM MARKHAM LTD. TO FACILITATE RESIDENTIAL AND MIXED USE DEVELOPMENT ON THE LANDS KNOWN MUNICIPALLY

AS 10537 KENNEDY ROAD (WARD 6), FILE # PLAN-20-129597 (10.7, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, and Amanda Crompton, Planner II, addressed the committee and provided a high-level overview of the preliminary report which included the draft plans for the Robinson Glen Secondary Plan.

It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jack Heath

1. That the report dated February 22, 2021 titled “PRELIMINARY REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6), File # PLAN-20-129597” be received.

Carried

10.4 PRELIMINARY REPORT, LIFETIME 8200 WARDEN AVENUE GP INC. (LIFETIME DEVELOPMENTS), APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A HIGH RISE RESIDENTIAL MIXED-USE DEVELOPMENT LOCATED

AT THE SOUTHWEST CORNER OF CEDARLAND DRIVE AND WARDEN AVENUE, MARKHAM CENTRE (WARD 8), FILE NO. PLAN 20 123292 (10.3, 10.5, 10.7)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the preliminary report.

Kate Cooper, Bousfields, on behalf of the applicant, delivered a presentation which included the differences in the applicant’s submission in July 2018 to the submission in August 2020. Ms. Cooper informed the Committee that the changes conform to the Buttonville flight path restrictions. Ms. Cooper noted that private amenity space will be provided as part of at the proposed development and it was noted that public parks are being considered as part of the review.

Staff indicated that there are a number of transportation issues and road network issues that require confirmation and cannot be finalized until the Markham Secondary Centre Plan is completed.

The Committee discussed the following with respect to the preliminary report:

- Concerns that parking accommodations will not support the proposed commercial retail;

- Timing for public meeting and staff review of the applications in regard to the Markham Centre Secondary Plan review process; and,
- Parkland dedication.

There was discussion regarding the conformity of the application to Transport Canada Airport Height Restriction. The Committee requested that staff consider this matter further as part of the review of the applications.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received; **and,**
2. **That staff be directed to hold a Statutory Public Meeting for Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), and that the timing of the public meeting not be depended on the secondary plan process, and further that the results from the Statutory Public Meeting and staff recommendations be considered at a future Development Services Committee meeting.**

Carried

10.5 RECOMMENDATION REPORT, 10-20 FINCHAM INC. PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT SEVEN TOWNHOUSES AND TEN SEMI-DETACHED DWELLING UNITS AT 10 AND 20 FINCHAM AVENUE (SOUTHEAST CORNER OF 16TH AVENUE AND FINCHAM AVENUE) (WARD 4) FILE NO. 18 108216 ZA/OP (10.5, 10.3)

Elizabeth Brown, Liza Lyon, Sid Rajaram, and Chris Rogge, spoke in opposition to the staff recommendations. The main concerns were: density, height, compatibility with existing neighbourhood and traffic congestion.

It was suggested that this matter be referred to a future Markham Sub-Committee meeting.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. **That the deputations made by Elizabeth Brown, Liza Lyon, Sid Rajaram, and Chris Rogge, be received; and,**
2. **That the communications submitted by Monica Lawrence, Catherine Badana, Sharon McIntyre, Del and Marianne Foscarini, Liza Lyon, Guoyin Wang, Catherine MacLeod, Tara Merritt, Derek Martin, and Christina Rogge, be received; and further,**
3. **That the Recommendation Report, 10-20 Fincham Inc. be referred to a future Markham Sub-Committee meeting.**

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the report dated February 22, 2021 titled “RECOMMENDATION REPORT, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment applications to permit seven townhouses and ten semi-detached dwelling units at 10 and 20 Fincham Avenue (Southeast corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP”, be received; and,
2. That the Official Plan Amendment application (File No. 18 108216 OP) submitted by 10-20 Fincham Inc. be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application (File No. 18 108216 ZA) submitted by 10-20 Fincham Inc. to amend By-law 163-78, as amended and 61-92, be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix ‘B’, in accordance with Section 45 (1.4) of the Planning Act; and,

5. That Council grant servicing allocation for up to 17 residential units for the proposed development; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Postponed

11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

11.1 DESTINATION MARKHAM CORPORATION 2021 BUSINESS PLAN AND BUDGET (10.16)

Arvin Prasad, Commissioner, Development Services, introduced the item.

Eric Lariviere, Flato Markham Theatre Manager, Destination Markham Corporation City Lead, delivered a presentation on the Destination Markham Corporation 2021 business priorities, budget summary and the 2020 key accomplishments. Mr. Lariviere provided clarification on budget for staff.

David Miller, Chair, Destination Markham Corporation, addressed the Committee and provided an update on the Destination Markham. Mr. Miller informed the Committee that since the launch of Destination Markham, the focus was on finalizing the agreement with the City and obtaining support from the Federal government on the Federal Development Recovery Relief funding to support business during the COVID-19 pandemic. Mr. Miller noted that in preparation for Destination Markham budget there was consultation with key industry stakeholders and an Economic Recovery Sub-Committee was created. It was noted that the budget is required to move forward with Destination Markham future activities.

The committee discussed the following relative to the presentation:

- Requesting to be placed on the distribution list for Destination Markham seminars and workshops;
- Clarification on the budget pertaining to staff;
- How results are measured;
- How funds will be used;

- Potentially working together with Flato Markham Theatre, Markham Museum, Varley Art Gallery, and BIA for both Markham and Unionville on this effect of encouraging tourism within the City of Markham.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the report “Destination Markham Corporation 2021 Business Plan and Budget” be received; and,
2. That Council approve the “Destination Markham Corporation 2021 Business Plan”: and,
3. That Council approve the Destination Markham Corporation 2021 Budget to a maximum of \$1,236,000 and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

14.1 WINTER ACTIVITIES ON PONDS (5.6)

Councillor Andrew Keyes addressed the Committee and inquired on the City’s maintenance and enforcement process for winter activities on ponds.

It was requested that staff report back on this matter at the February 23, 2021 Council meeting.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. **That staff be directed to report to the February 23, 2021 Council meeting providing an update on winter activities on ponds.**

Carried

15. ANNOUNCEMENTS

There were no announcements.

16. ADJOURNMENT

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jack Heath

That the Development Services Committee meeting be adjourned at 3:04 PM.

Carried



Report to: Development Services Committee

Meeting Date: March 8, 2021

SUBJECT: Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager, West District, (Ext. 2600)

RECOMMENDATION:

That the Preliminary Report entitled "Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)", be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by 1107656 Ontario Inc. (Times Group), to permit a high rise residential development on the "Subject Lands". This report contains general information in regards to applicable Official Plan and other policies as well as development issues and should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Site and Area Context

The 6.6 ha. (16.3 ac.) Subject Lands are located on the west and southwest sides of South Park Road between Highway 7 East and the 407 ETR (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). These lands contain no vegetation and are currently undeveloped. A commercial plaza and office buildings are located to the north across Highway 7 East in the City of Richmond Hill. The Highway 407 ETR is located to the south. Townhouses and a high rise residential building containing 34 and 37 storey towers (Pavilia Park Towers, currently under construction) are located to the east across South Park Road. A tributary of the German Mills Creek and the 407 ETR off ramp are located to the west.

Application Status:

The applications to amend the Official Plan and Zoning By-law were deemed complete on November 2, 2020.

Next Steps:

1. A Statutory Public Meeting, to be scheduled when it is appropriate;
2. Staff will prepare a Recommendation Report on the Official Plan and Zoning By-law amendments at a future date;

3. If the applications are approved then future applications for Site Plan approval, Consent or Draft Plan of Subdivision, as appropriate, and Draft Plan of Condominium approval are required;
4. The applicant is proposing to submit a future application for Consent to sever part of Block 46 for a future school site, public park and future road on the west side of South Park Road;

Proposal

The applicant is proposing to amend the 2014 Official Plan to re-designate the subject lands from Business Park Office Priority Employment and Residential Mid Rise to Residential High Rise. The applicant is also proposing to amend Zoning By-law 177-96, as amended, to rezone the subject lands to a Community Amenity Two (CA2) Zone with site specific provisions to facilitate the proposed residential high rise development and Open Space One (OS1) and Open Space Two (OS2) Zones (see Figures 4, 5 and 6 – Site Plans for Blocks 46, 49, as well as Figures 7 and 8 – Renderings for Blocks 46 and 49). The applicant's proposal includes:

Block 46 on Plan 65M-3226:

- three (3) residential towers on the south side of Highway 7 East ranging in height between thirty-six (36) and forty four (44) storeys;
- a total of 1,240 units;
- a total Gross Floor Area (GFA) of 106,553 m² (1,146,926 ft²)
- a site density of 8.89 FSI;
- a one (1) storey podium building for the main lobby area, bicycle storage and amenity areas;
- a total of 1,389 residential parking spaces
- a total of 124 visitor parking spaces
- five (5) levels of underground parking

Part of Block 49 on Plan 65M-3226:

- three (3) residential towers on the north side of the 407 ETR ranging in height between forty (40) and fifty (50) storeys;
- a two (2) storey daycare building fronting onto South Park Road;
- a total of 1,429 units;
- a total Gross Floor Area (GFA) of 118,758 m² (1,267,299 ft²)
- a site density of 7.2 FSI;
- a one (1) storey podium building for the main lobby area, bicycle storage and amenity areas;
- a total of 1,572 residential parking spaces
- a total of 155 visitor parking spaces
- five (5) levels of underground parking

Parks and school and public road:

Two public parks, a 0.76 ha. (1.88 ac.) block on the southeastern portion of Block 49 and a 1.14 ha. (2.83 ac.) block on the westerly edge of the Block 46, are also proposed (see Figure 6 – Master Site Plan). However, these proposed parks represented Times Group's parkland contribution for the two high rise residential towers (Pavilia Park Condos) located to the east across South Park Road (Block 45, Plan 65M-3226) and will not be credited toward parkland requirements for the subject development. In addition, a 1.6 ha. (4.0 ac.) block for a future school site is proposed.

A public road is also proposed between residential towers on Block 46 and the future school site and Public Park located at the westerly edge of the subject lands. The public road will provide an opportunity for this public park to have direct frontage on a public road.

Provincial and Regional Policy Framework

Provincial Policy Conformity

This proposal must be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, and the Planning Act. It will be evaluated against the Provincial Policy Framework during the processing of this application.

York Region Official Plan

The subject lands are designated Urban Area and identified as Regional Corridor on Map 1 – Regional Structure of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses. Regional Corridors are intended to accommodate a high concentration of intensification. In addition, Highway 7 is recognized as a Regional Rapid Transit Corridor on Map 11 – Transit Network in the ROP. The subject lands are also located within a draft Major Transit Station Area (MTSA) which surrounds the Chalmers Bus Rapid Transit (BRT) Station located on Highway 7 East.

Markham Official Plan

Markham Official Plan 2014

The subject lands are designated Business Park Office Priority Employment, Residential Mid Rise (east side of Part of Block 49, Plan 65M-3226) and Deferral Area on Map 3 – Land Use in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). The subject lands are further identified as being located within the Regional Corridor Key Development Area in Map 2 – Centres and Corridors and Transit Network of the Official Plan 2014. Regional Corridors are intended to function as major nodes with access to rapid transit services.

The Business Park Office Priority Employment designation provides for prestige office as well retail and/or service uses that are accessory to permitted non-industrial uses. The Residential Mid Rise designation provides for residential buildings with a maximum building height of six (6) storeys. Staff note that the subject lands were included as one of a number of employment land conversion applications considered by Markham Council prior to the adoption of the 2014 Official Plan. At that time Markham Council approved the conversion in principle. The Region, through minutes of settlement with Times Group

in 2012 relating to an OMB Hearing on the 2010 York Region Official Plan, agreed that land use planning permissions for the subject lands, other than employment uses, could be determined through a site specific local official plan amendment. The Business Park Office Priority Employment land use designation for the subject property in the Markham Official Plan 2014 was therefore deferred pending Council approval of a site-specific Official Plan amendment application to permit non-employment uses.

The site specific policies under Sections 9.6.4 and 9.6.5 of the Official Plan 2014 for the Commerce Valley/Leitchcroft area also apply to the subject lands. Section 9.6.4 provides for additional uses including entertainment facilities such as cinemas and theatres and similar types of uses, recreational uses such as bowling alleys or similar indoor leisure activities, as well as both private and commercial schools. Section 9.6.4 also identifies the requirement for a comprehensive block plan in considering applications for development approval. The site specific policies under Section 9.6.5 reflect Markham Council's decision on the conversion. These site specific land use policies state that a designation other than Employment Lands may be considered subject to an evaluation of conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, and include the following criteria:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the "Employment Lands" designation on the subject land, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

These criteria will be considered by staff in their review of the proposed Official Plan Amendment. Staff further note that Sections 9.6.4 and 9.6.5 are currently under a site specific appeal to the LPAT regarding the appropriate land use designations for the "subject lands" and staff are seeking to resolve this matter through the subject applications.

Official Plan (Revised 1987)

Until the 'Deferral Area' land use designation under the Markham Official Plan 2014 is removed from the subject lands, the land use designations provided under the Official Plan (Revised 1987) and the Leitchcroft Secondary Plan, will remain in effect. The subject lands are designated Business Park Area and Business Corridor Area in the Leitchcroft Secondary Plan (OPA 41). Permitted uses within The Business Park Area and Business Corridor Area include offices, light industrial uses, hotels, institutional uses, banks, entertainment uses as well as retail and service uses.

An Official Plan Amendment is required to permit the proposed development. Markham Council will determine the specific uses to be provided for on the subject lands through review of the subject applications and adoption of a site specific Official Plan Amendment.

Zoning

The subject lands are zoned Business Corridor [BC*37(H)/BC*37*49(H)] Zone, Business Park (BP*34) Zone and Residential Two Lane Access (R2-LA*583) Zone under By-law 177-96, as amended. The Business Corridor and Business Park Zones permit a mix of limited commercial, office and industrial uses. The Residential Two Lane Access Zone only permits low rise residential dwellings.

A Zoning By-law Amendment is required to permit a residential high rise development on the “Subject Lands”.

OPTIONS/ DISCUSSION:

The following is a list of preliminary comments raised to date. Other matters that are identified through the detailed review of these applications and public meetings will be discussed in a future recommendation report. Some of the matters identified include, but are not limited to:

1. Planning staff are evaluating the Planning Justification Report, prepared by Malone Given Parsons, submitted with the applications.
2. Planning staff are reviewing the appropriateness of the proposed density, the proposed number of units and proposed building heights.
3. Regional staff have commented that the heights and densities of the current proposal are more appropriate where supported by higher order transit (i.e. such as a subway) and a mix of uses including non-residential uses such office, retail and service uses.
4. Transportation Planning staff are reviewing a Transportation Study, prepared by nexTrans Consulting Engineers submitted with the applications as well as the proposed access road alignments and pedestrian and the vehicular circulation. The proposed road to the west between Blocks 46 and the proposed school block is offset from the private road to the east across South Park Road (Gandhi Lane) which will create operational and safety issues. Consequently, Transportation Planning staff recommend that the offset be eliminated.
5. The current multi-use trail along the southern edge of the conceptual Master Site Plan should be maintained through Block 49. The City’s Trail Feasibility Study identified trails for this area that will connect to the existing pathway in Valley View Park immediately south of the Highway 407 ETR.
6. Staff will explore with the applicant opportunities to enhance grade related retail along the Highway 7 frontage.
7. Urban Design Staff are reviewing the supporting studies submitted with the application including a Wind Study and a Shadow Studies to ensure the wind and shadow conditions will comply with the City’s requirements.
8. As mentioned earlier in this report, the proposed public parks represent Times Group’s parkland contribution for the two high rise residential towers (Pavilia Park Condos) located to the east across South Park Road (Block 45, Plan 65M-3226) and currently under construction. The parkland dedication requirement for the subject development will require a separate cash-in-lieu of parkland contribution,

or alternatively an off-site park conveyance, if deemed appropriate by the City, to satisfy parkland dedication requirements.

9. Prior to development occurring on the subject lands, a holding provision will be required to ensure the owner makes satisfactory arrangements, including the execution of agreement(s) to ensure the following matters are addressed:

- Section 37 benefits, including a Public Art contribution, in accordance with City policies and Section 37 of the *Planning Act*, including the fulfillment of financial obligations related to open space, recreational and community services and facilities;
- Provision of adequate infrastructure to service the proposed development;
- Completion of all transportation and infrastructure improvements at no cost to the City for the conveyance of land and construction of a public road on the west side of South Park Road between Block 46 and the future school and park blocks;
- Parkland dedication or cash in lieu (as previously noted);
- The City receives confirmation that the proposed building heights receive an exemption from the Toronto/Buttonville Airport Zoning Regulations;

10. Staff will further investigate whether an application for Consent (Land Severance) or an application for a Draft Plan of Subdivision is required to facilitate the conveyance of the school block to the York Region District School Board, the future public road between the school block and the residential tower block adjacent to Highway 7 East and the public park west of the school site. The future road will provide an opportunity for additional access to the school site as well as to provide frontage for the 1.14 ha. (2.83 ac.) Public Park on the westerly edge of the subject lands.

11. The concerns raised by area residents to date include:

- Request for additional recreation facilities;
- Concerns with the proposed building heights and population density;
- Lack of services/shopping in the community;
- Upkeep of the vacant and undeveloped sites in the community;

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities. Including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

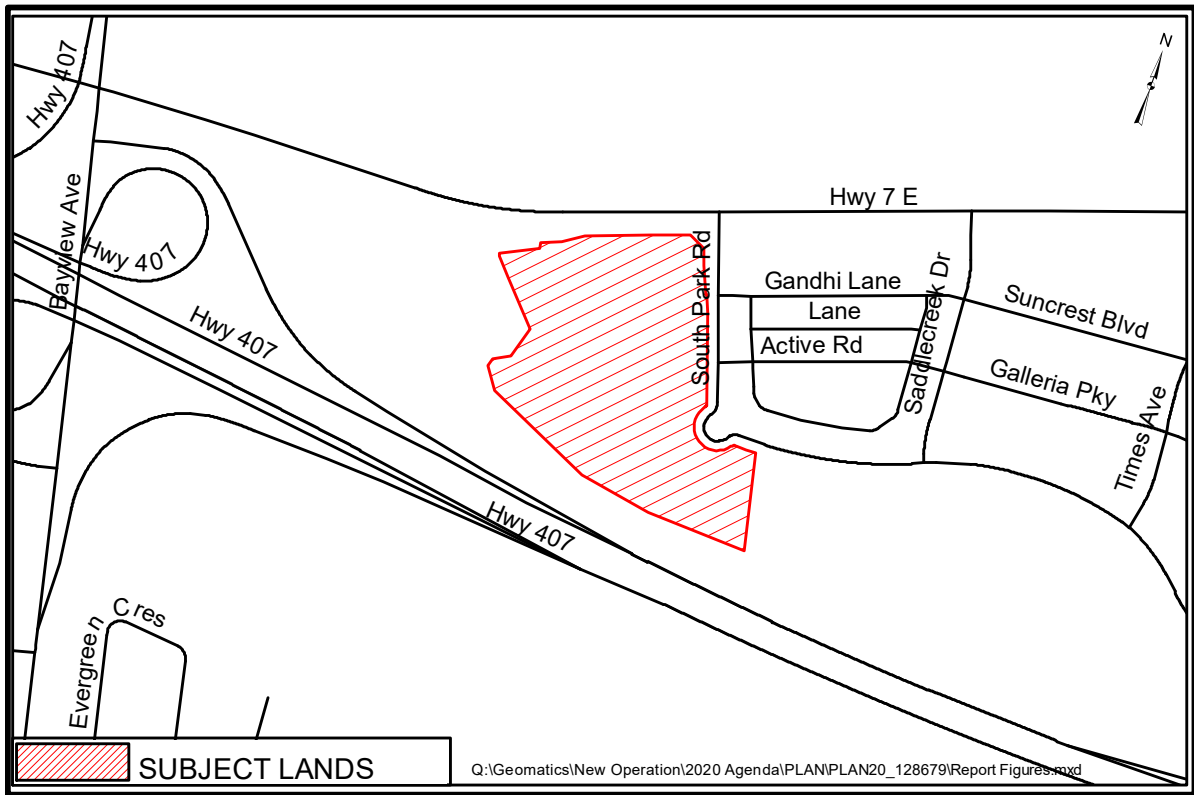
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Site Plan Block 46
Figure 5 – Site Plan Block 49
Figure 6 – Master Site Plan
Figure 7 – Rendering Block 46
Figure 8 – Rendering Block 49

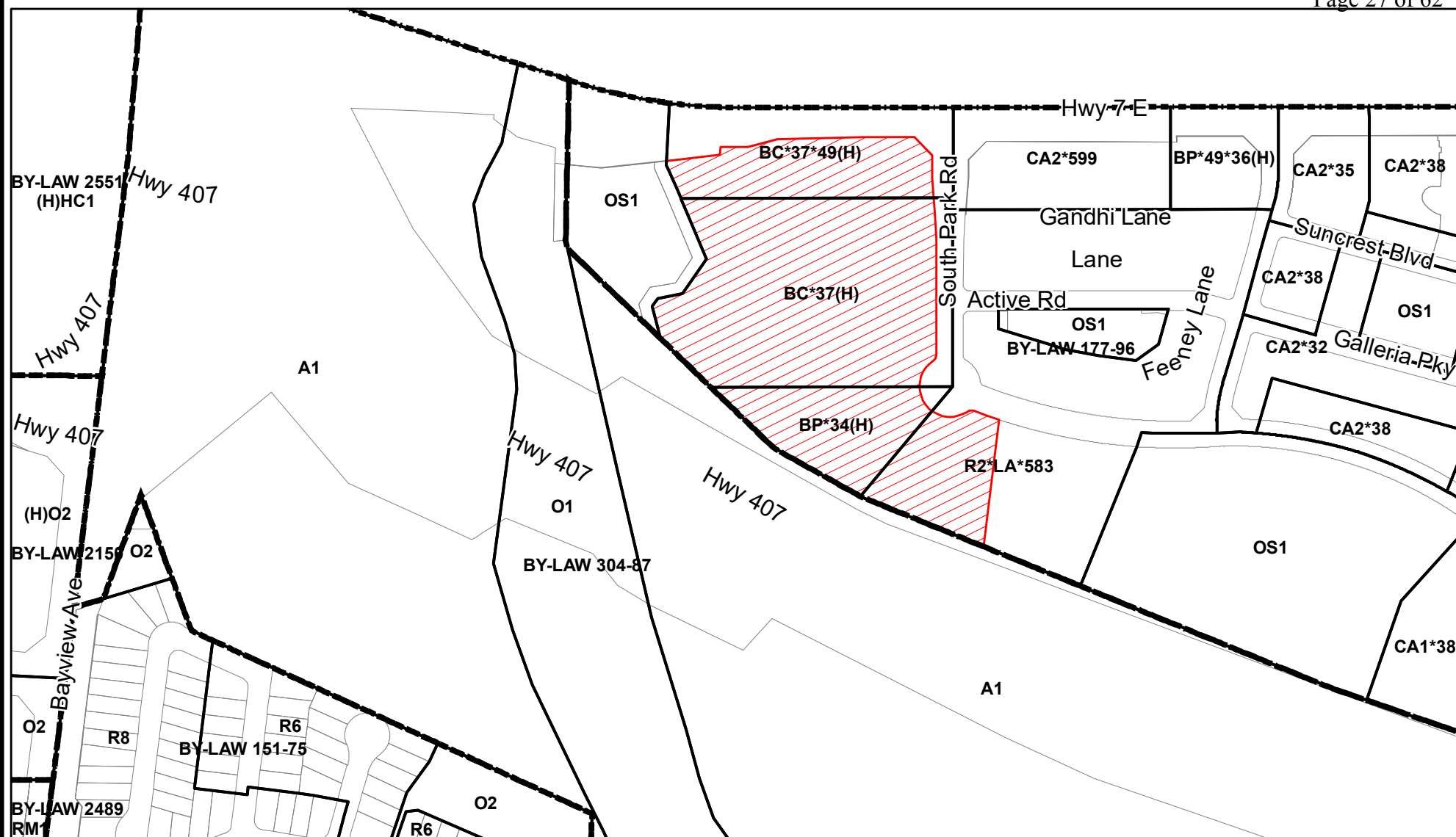
OWNER:

1107656 Ontario Inc.
C/O Times Group Inc. (Hashem Ghadaki)
3985 Highway 7 East Unit 202
Markham, ON L3R 2A2
Email: hashem@timesgroupcorp.com

APPLICANT:

Malone Given Parsons Ltd.
C/O Rohan Sovig
140 Renfrew Drive Suite 201
Markham, ON L3R 6B3
Email: rsovig@mgp.ca





AREA CONTEXT / ZONING

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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DATE: 23/01/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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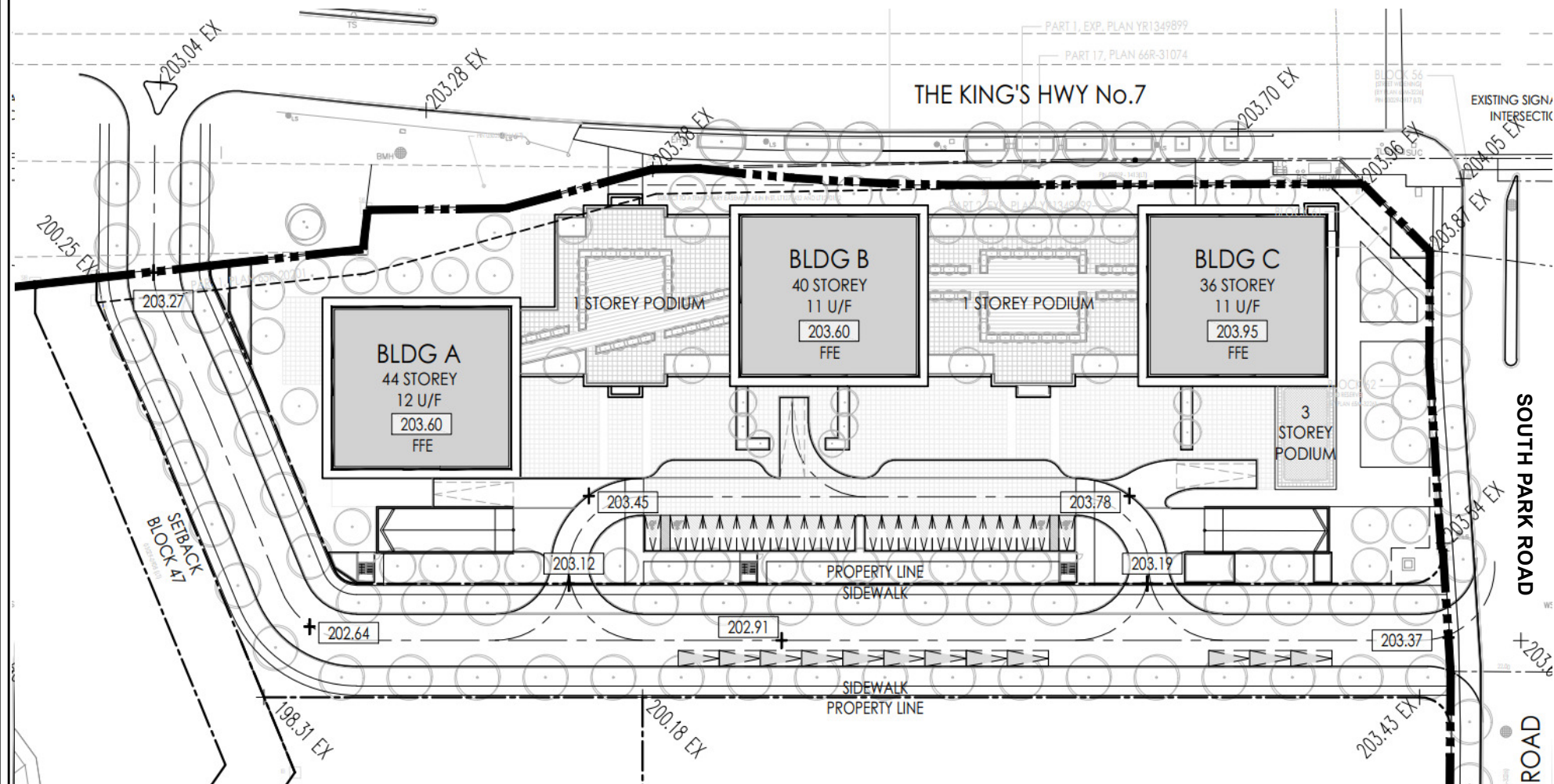
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 SUBJECT LANDS

DATE: 23/01/2021

FIGURE No. 3



SITE PLAN - BLOCK 46

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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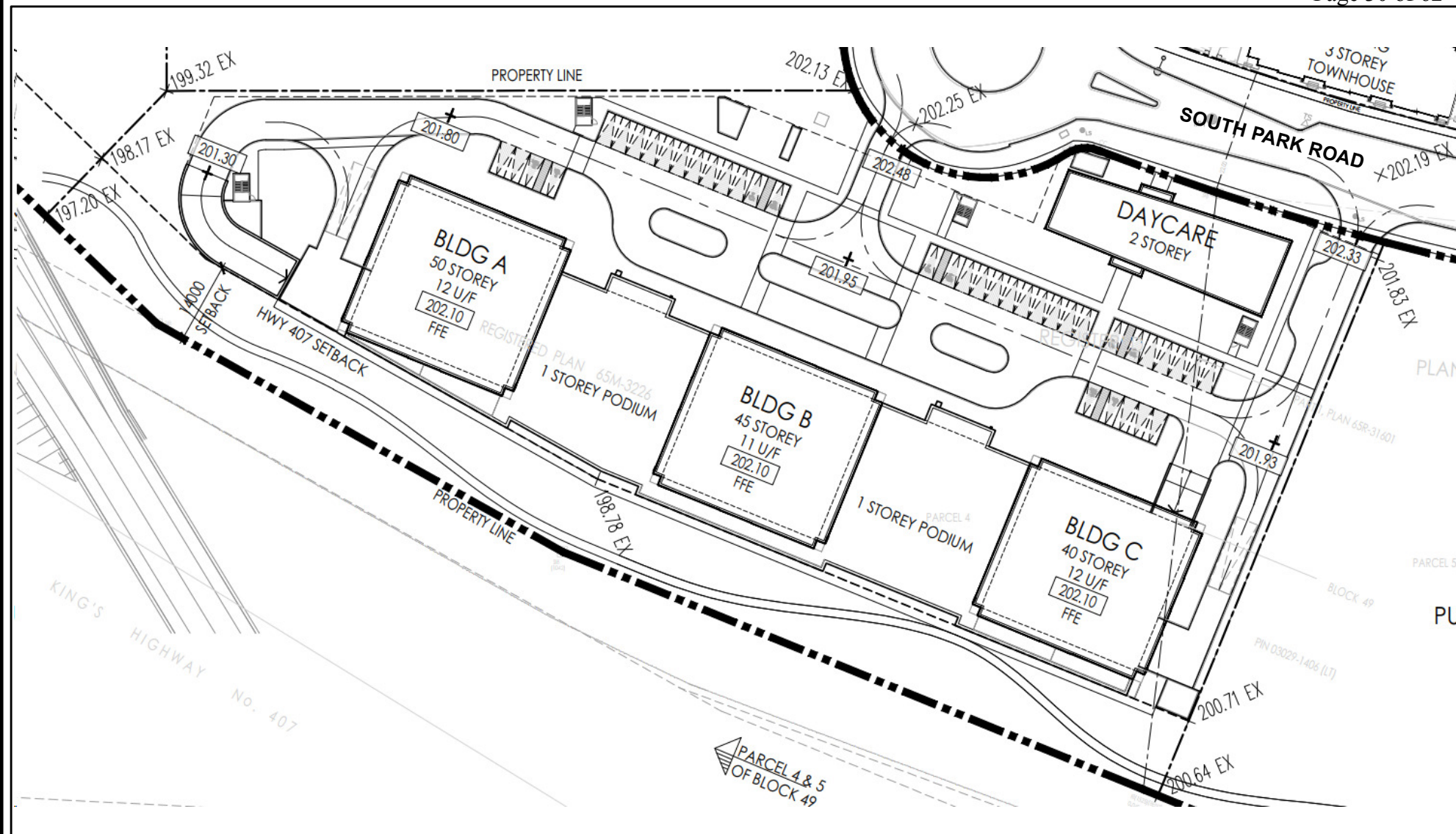
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DATE: 23/01/2021

FIGURE No. 4



SITE PLAN - BLOCK 49

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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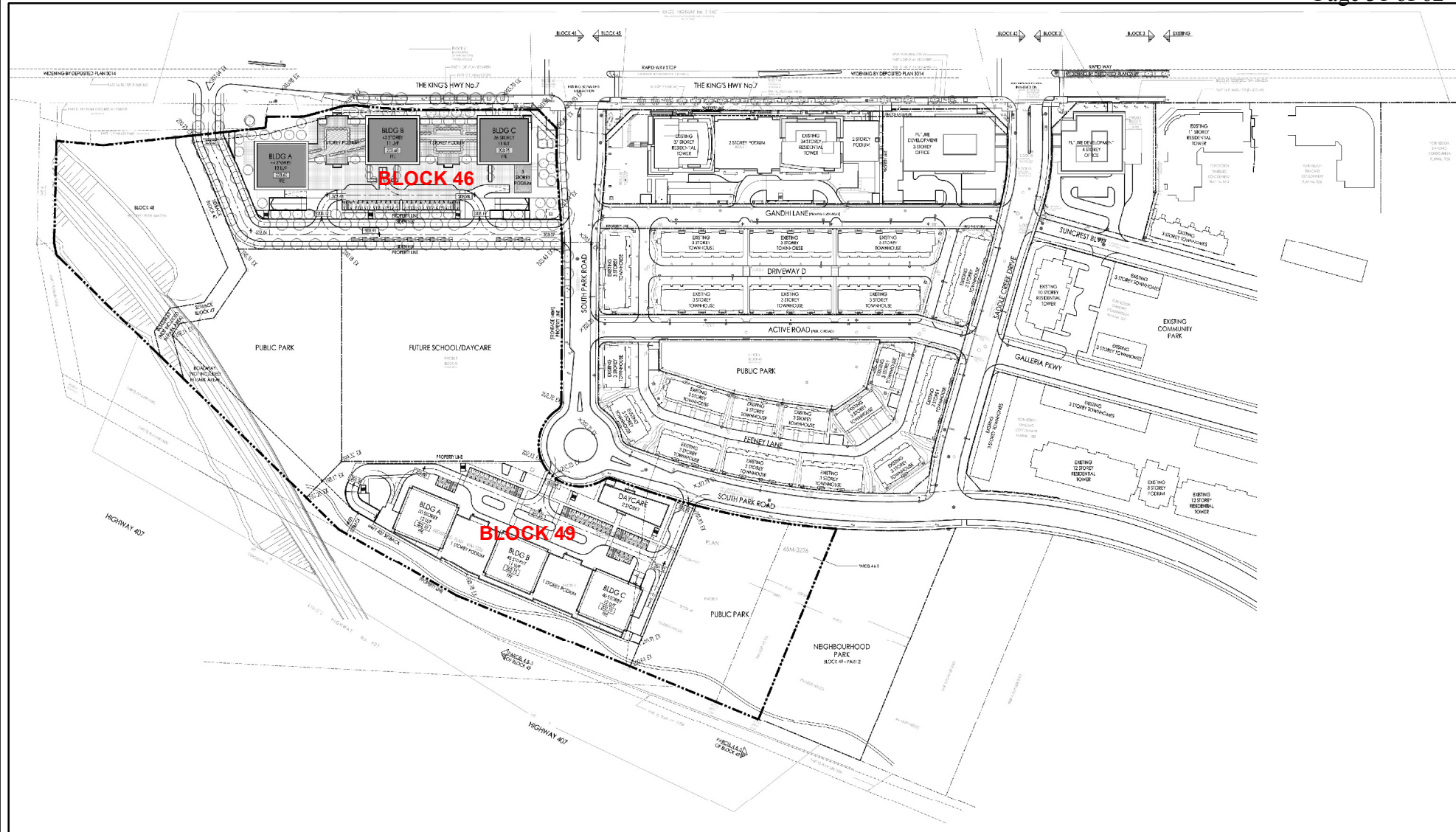
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DATE: 23/01/2021

FIGURE No. 5



MASTER SITE PLAN

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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FIGURE No. 6





RENDERING - BLOCK 46 (SOUTH-EAST VIEW)

APPLICANT: 1107656 Ontario Inc.
South Park Road

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FIGURE No. 7



RENDERING - BLOCK 49 (NORTH-EAST VIEW)

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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Report to: Developments Services Committee

Report Date: March 8, 2021

SUBJECT: PRELIMINARY REPORT
 Hilton Markham Suites Hotel Limited
 Applications for Official Plan and Zoning By-law Amendments to
 permit a high-density mixed-use development at 8500 Warden
 Avenue, Markham Centre (Ward 8)

File No. PLAN 20 128653

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
 Senior Planner, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Hilton Markham Suites Hotel Limited, Applications for Official Plan and Zoning By-law Amendments to permit a high-density mixed-use development at 8500 Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 128653”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment and Zoning By-law Amendment (the “Applications”) submitted by Hilton Markham Suites Hotel Limited (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

Location and Area Context

The 4.12 ha (10.18 ac) subject lands are located on the southwest corner of Warden Avenue and Highway 7 (the “Subject Lands”), as shown on Figure 1, and have approximate frontages of 219.9 m (721.5 ft) along Highway 7 and 193.3 m (634.2 ft) along Warden Avenue. To complete the overall development of the lands, the Owner proposes to include the approximately 2,105 m² (22,659 ft²) City-owned surplus lands (the “Surplus Lands”) along the south side of the Highway 7 right-of-way (see Figure 3), which will be discussed later in this report.

The Hilton Markham Suites hotel, conference centre and spa (the “Hotel”) and its 650 space surface parking lot currently occupies the Subject Lands, which includes the 10-storey main hotel building and an ancillary five-storey building along Warden Avenue (long-term stay). A fifth storey enclosed bridge connects both buildings. Figure 3 shows the surrounding land uses.

Process to date

Staff deemed the Applications complete on December 3, 2020.

The next steps in the Planning process include the following:

- Holding the statutory Public Meeting at a future date, when appropriate;
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”);
- In the event of an approval, adoption of the site-specific Official Plan Amendment and approval of the site-specific Zoning By-law Amendment by Council;
- Submission of a future Site Plan Approval application.

Proposed Development

Figure 4 shows the conceptual site plan for the proposed development and Figure 5 shows a conceptual rendering. The Owner proposes to demolish the Hotel’s existing conference centre and the five-storey long-term stay building, but retain the 10-storey main hotel building. The Owner also proposes to construct a new three-storey conference centre at the northeast portion of the Subject Lands (Block B), incorporate the long-term stay suites into Block A, and redevelop the remaining Subject Lands with a high-density, mixed-use development (the “Proposed Development”), shown conceptually on Figures 4 and 5. The Proposed Development consists of 3,552 residential units organized in five blocks, as follows:

TABLE 1: Summary of the Proposed Heights and Uses (see Figure 4)			
Block #	Podium Height	Building Height	Proposed Uses
Block A: (Buildings A1, A2, and A3 along Courtyard Lane)	one to seven storeys	55-storeys each	Retail, office, and residential
Block B (along Highway 7)	N/A	Three-storeys	Conference centre, including retail uses, with pedestrian bridge connection to the Hotel
Block C (along Warden Avenue)	Five-storeys (office)	45-storeys	Retail, office, and residential
Block D (along Clegg Road)	one-storey	55-storeys	Residential
Block E (along Clegg Road)	one-storey	55-storeys	Residential

In addition to Table 1, the Owner proposes a publicly accessible amenity space in front of the Hotel along Highway 7 (which the Owner intends to use as skating rink/green area/seasonal Christmas market), a 0.2 ha (0.48 ac) public park at the northwest corner of Courtyard Lane and Clegg Road, and the following on the Subject Lands:

TABLE 2: Proposed Development Standards	
Total Gross Floor Area (“GFA”)	336,934 m ² (3,626,846 ft ²)
Residential GFA	270,888 m ² (2,915,910 ft ²)

TABLE 2: Proposed Development Standards	
Office GFA	14,917 m ² (160,571 ft ²)
Retail GFA	6,775 m ² (72,713 ft ²)
Conference Centre GFA	7,989 m ² (86,996 ft ²)
Hotel GFA	36,365 m ² (391,442 ft ²)
Density	8.17 times the area of the Subject Lands (Floor Space Index – “FSI”)
Density (with the Surplus Lands)	7.78 FSI
Amenity Space (Skating Rink/Green Area/Seasonal Christmas Market)	1,125 m ² (12,110 ft ²)
Public Park (southwest portion of the Subject Lands)	0.2 ha (0.48 ac)
Parking	2,651 spaces (in 2 ½ levels of underground across the Subject Lands)
Bicycle Parking	1,191 (all underground)

Staff will continue to work with the Owner to refine the Proposed Development through a separate future Site Plan Approval application(s), should Council approve the current Applications.

The Disposition of the Surplus Lands

As noted earlier, a sliver of City-owned surplus land of approximately 2,105 m² (22,659 ft²) in size, as shown on Figure 3, currently exists along the Highway 7 frontage of the Subject Lands. As depicted in Figure 4, a portion of the proposed publicly accessible amenity space, as well as a portion of Block B (the proposed conference centre) are shown to encroach on the Surplus Lands. Through the review of the Applications, the Owner and the City will negotiate and determine the disposition of the Surplus Lands in the context of the Proposed Development and whether the Surplus Lands could be consolidated with the Subject Land, to the satisfaction of the City.

Figure 4 also depicts an encroachment of Block C into the Warden Avenue right-of-way. This encroachment applies to east facing balconies located within the elevated 5-storey office podium at the 6th-10th levels of the Block C building. This proposed encroachment will require further review and consultation with City and York Region staff.

Provincial Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement (“PPS”), conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), and conformity with the York Region 2010 Official Plan (the “Regional OP”).

2014 Markham Official Plan (the “2014 Official Plan”)

The 2014 Official Plan designates the Subject Lands “Mixed Use High Rise.” This designation represents priority locations with the greatest level of development intensification. Unless specified in a secondary plan or site-specific policy, the “Mixed Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of 3.0 FSI.

However, the policies of the 2014 Official Plan also provide 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 (the “1987 Official Plan”), as amended, and the Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

The 1987 Official Plan

The Subject Lands are designated “Commercial – Community Amenity Area” in the 1987 Official Plan. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, service, community, intuitional, and recreational uses. Office development and medium and high-density housing at appropriate locations are also provided for in this designation.

OPA 21

The Subject Lands are designated “Community Amenity – Major Urban Place” in OPA 21. Lands designated “Community Amenity Area – Major Urban Place” are intended to be developed with a high concentration and intensity of residential, commercial, employment and supporting uses.

The draft Official Plan Amendment (“draft OPA”) submitted by the Owner in support of the Applications proposes site-specific height and density provisions that reflect the Proposed Development.

Zoning

The Subject Lands are zoned “Markham Centre Downtown Two *20” (MC-D2*20), “Markham Centre Downtown Two *20 (Hold)” [MC-D2*20(H10)] and “Markham Centre Downtown Two *21 (Hold)” [MC-D2*20(H11)] under By-law 2004-196, as amended by By-laws 2013-65 and 2013-67 (see Figure 2).

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Zoning Amendment application proposes to amend certain site-specific use permissions and development standards contained in By-laws 2013-65 and 2013-67 including, but not limited to, building height, density, setbacks, and special parking provisions.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, including other matters identified through the circulation and detailed review of the Proposed Development will be addressed in a final recommendation report to DSC:

-
- 1) Staff are reviewing the submitted Planning Justification Report, draft OPA, and draft ZBLA, prepared by Bousfields Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
 - 2) The Proposed Development will be reviewed in the context of the existing policy framework and with regard to the Markham Centre Secondary Plan (MCSP) Update Study process. A Recommendation Report will not be brought forward until the draft development concept for the MSCP Update process is endorsed by Council.
 - 3) The appropriateness of the Proposed Development will be reviewed in the context of the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed density and building heights
 - c) appropriate parkland to service future residents, visitors, and users including parkland dedication and the payment of “cash-in-lieu” of parkland
 - d) amenity and open space areas
 - e) the need for affordable housing, purpose built rental, senior-focused housing, and family friendly units
 - f) built form and massing, building location/orientation, and transitions
 - g) building setbacks and proposed encroachments
 - h) preliminary sun and shadow analysis and wind analysis
 - i) traffic impacts, road network, access arrangement, parking and transportation demand management
 - j) municipal servicing
 - k) the quantity and potential need to incorporate community amenity uses, such as daycares
 - l) water table and ground water impacts
 - 4) The Owner proposes 2,651 parking spaces to support the Proposed Development; whereas the By-law requires 4,604 parking spaces. This represents a shortfall of 1,953 parking spaces. The Owner submitted a Transportation Impact Study that includes a parking justification, which is currently under review by the City’s Transportation Planning Staff.
 - 5) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Stormwater Management and Functional Servicing Brief
 - b) Preliminary Hydrogeological Investigation
 - c) Noise Study
 - d) Phase One Environmental Site Assessment
 - e) Phase Two Environmental Site Assessment
 - f) Transportation Impact Study, including Parking Study
 - g) Urban Design Brief
 - h) Shadow Impact Study

-
- i) Wind Study
- 6) The Subject Lands are located within and governed by the Toronto/Buttonville Airport zoning regulation area. NavCanada must satisfactorily review the impacts of the proposed building heights on Buttonville Airport. Building heights in excess of the maximum height permitted by the airport zoning order would require Transport Canada to lift the current height restrictions. Should Council approve heights above the Airport Height Restrictions, the site specific zoning amendment will include an H - Holding Provision limiting building heights to the current Airport Height restrictions until these restrictions have been lifted by Transport Canada.
- 7) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, the Toronto and Region Conservation Authority (the "TRCA") and York Region.
- 8) The review and confirmation of any outstanding financial obligations including, but not limited to, tree replacement/compensation; public art; and consideration of density bonusing and community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of the City's strategic priorities, including safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Air Photo
Figure 4: Site Plan

Figure 5: Conceptual Rendering

AGENT:

David Charezenko

Bousfields Inc.

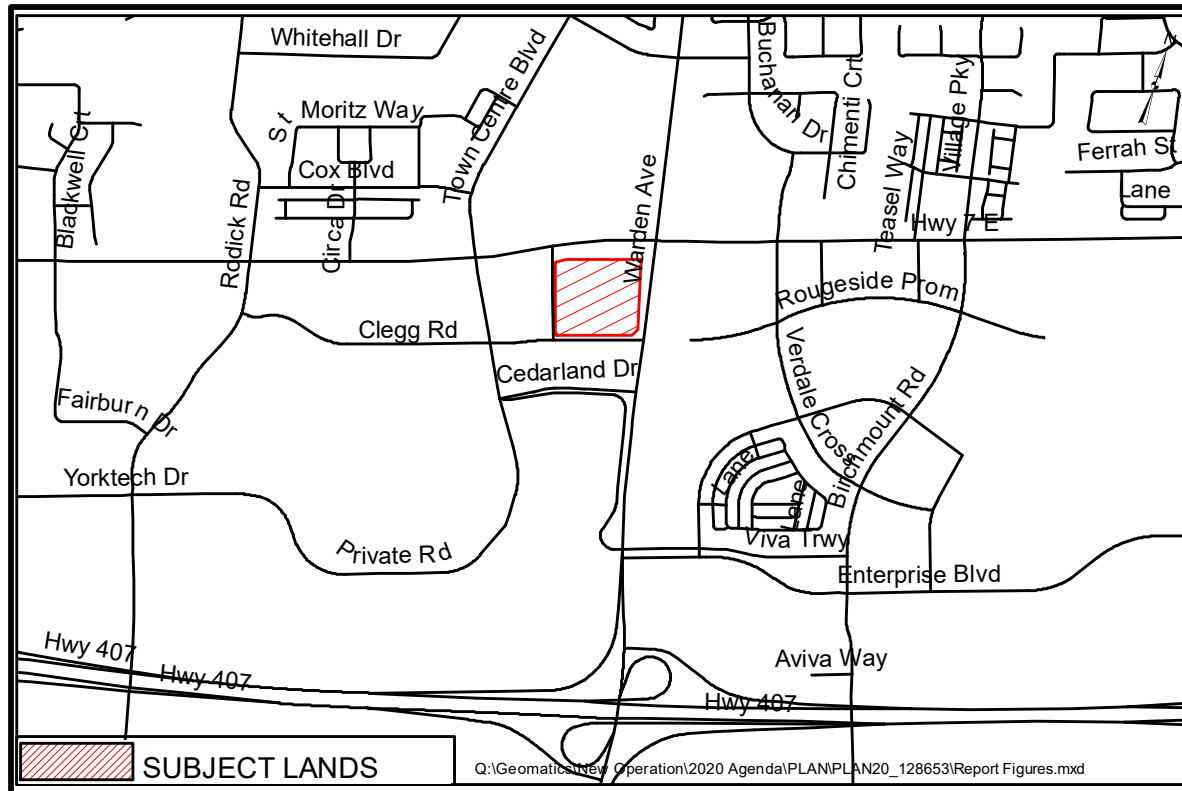
3 Church Street, Suite 200

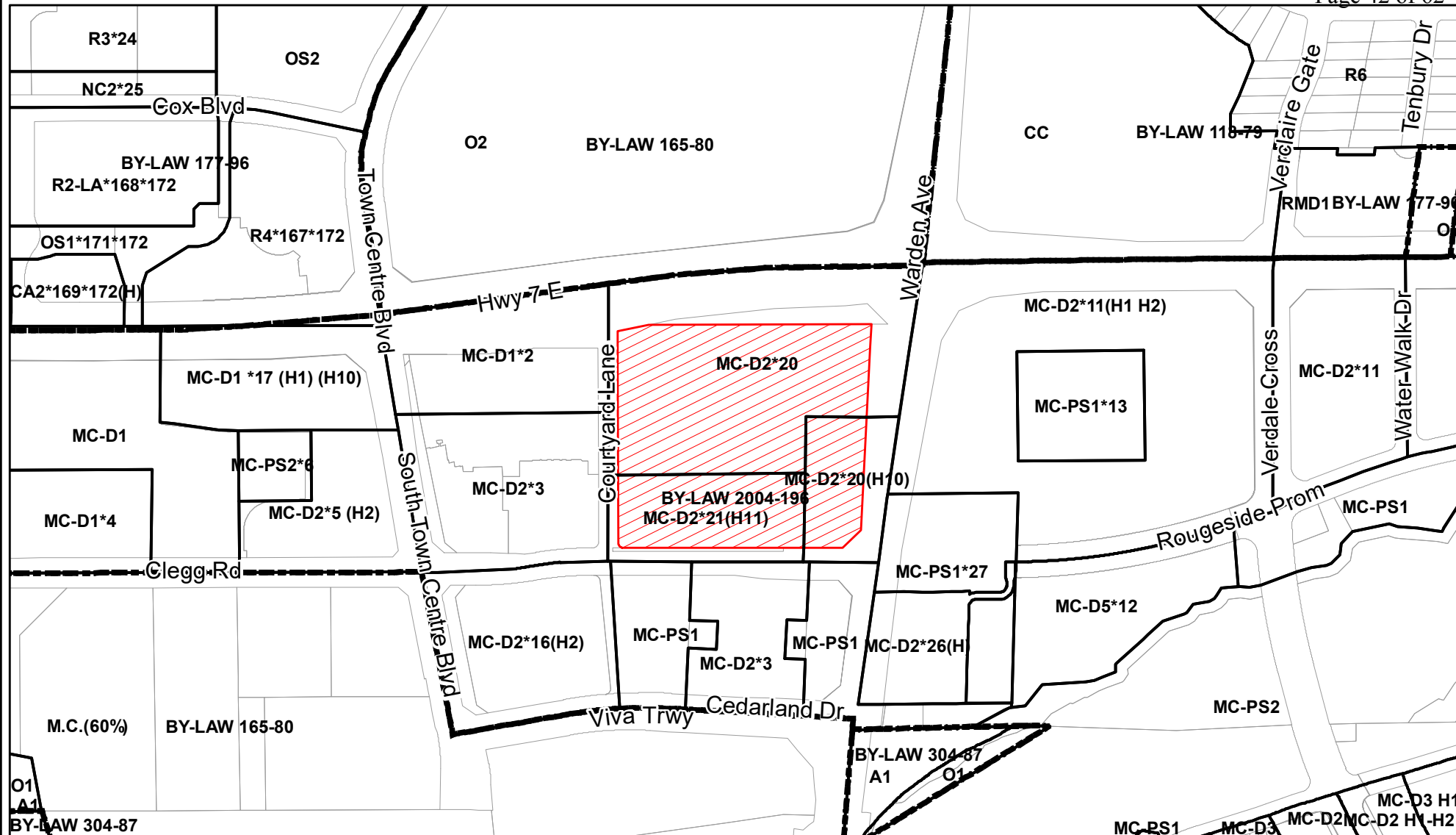
Toronto, ON, Canada

M5E 1M2

Tel: (416) 947-9744, ext. 302

Email: dcharezenko@bousfields.ca





AREA CONTEXT / ZONING

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

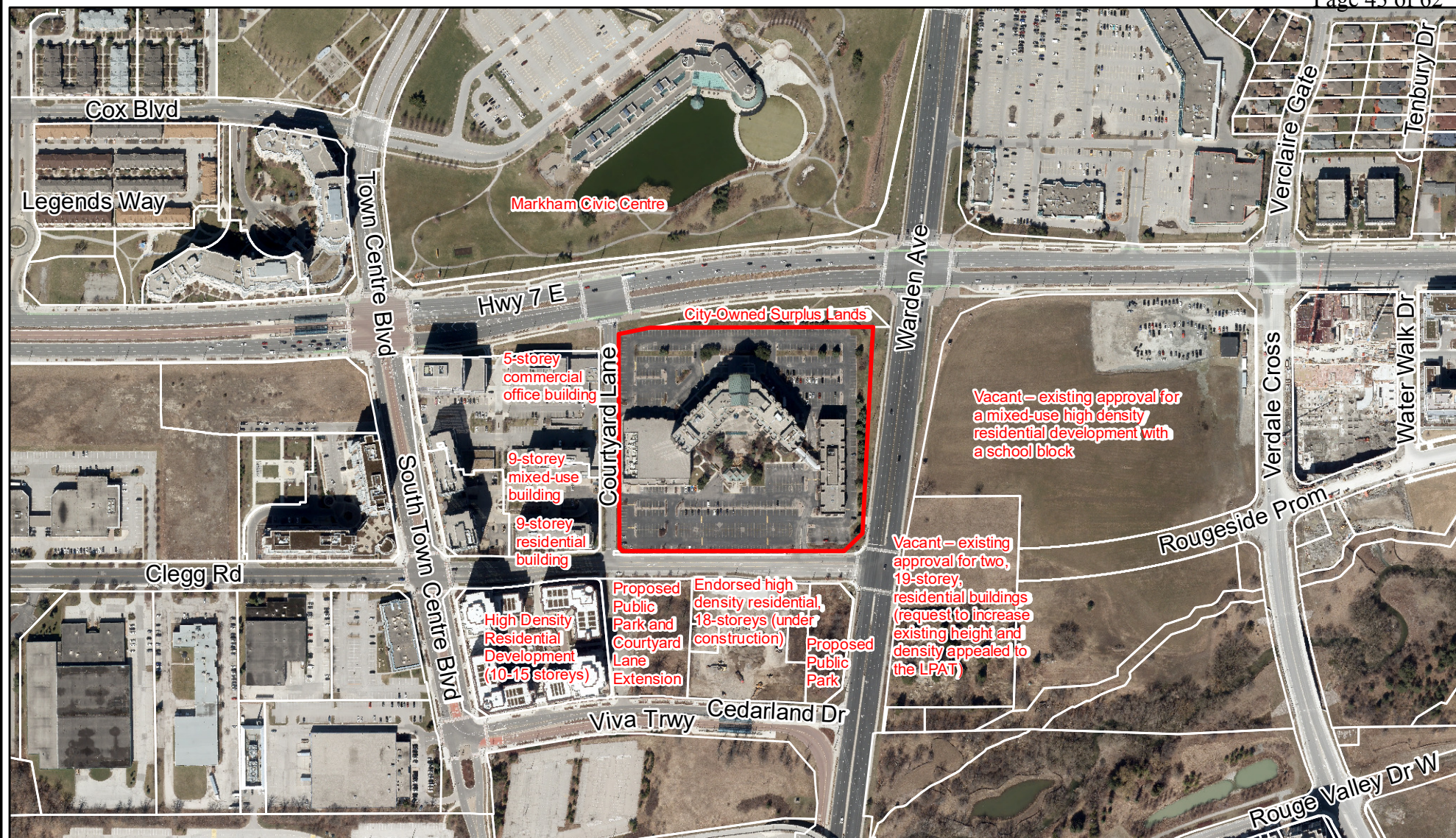
Checked By: SB

DATE: 04/02/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 04/02/2021

FIGURE No. 3

 SUBJECT LANDS





CONCEPTUAL RENDERING

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 04/02/2021

FIGURE No. 5





Report to: Development Services Committee

Meeting Date: March 8, 2021

SUBJECT: PRELIMINARY REPORT
 Dorsay Development Corporation
 Application for Official Plan Amendment to permit a mixed-use development consisting of two 24-storey residential buildings and a four-storey office building on the north side of Highway 7, east of Rodick Road, in Markham Centre (Ward 2)
 File No. PLAN 20 127887

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
 Senior Planner, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Manager, Central District

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Dorsay Development Corporation, Application for Official Plan Amendment to permit a mixed-use development consisting of two 24-storey residential buildings and a four-storey office building on the north side of Highway 7, east of Rodick Road, in Markham Centre (Ward 2), File No. PLAN 20 127887”, be received.

PURPOSE:

This purpose of this report is to provide preliminary information on an application for Official Plan Amendment (the “Application”) submitted by Dorsay Development Corporation (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Application.

BACKGROUND:

Subject Lands and Area Context

The 1.05 ha (2.59 ac) vacant subject lands are located on the north side of Highway 7, east of Rodick Road (the “Subject Lands”), as shown on Figure 1. Circa Drive bisects the Subject Lands as follows:

- a) the west parcel (the “West Parcel”), measuring 0.72 ha (1.77 ac) in size
- b) the east parcel (the “East Parcel”), measuring 0.33 ha (0.82 ac) in size

The public parkland, previously conveyed by the Owner to the City, is located immediately to the north on the Subject Lands. There is an existing agreement between the Owner and City to allow for underground parking to extend beneath the public parkland. Figure 3 shows the surrounding land uses.

The Subject Lands represent the last phase (Phase 3) of the Circa Development. Figure 3 shows Phase 1 comprised of the existing 155 townhouses on the south side of Cox Boulevard, east and west of Circa Drive, and the 16-storey residential building along Town Centre Boulevard. Phase 2 is comprised of another 16-storey residential building along Highway 7. Both of the 16-storey residential buildings share a common four-storey podium that was constructed as part of Phase 1.

Process to date:

Staff deemed the Application complete on November 2, 2020.

The next steps in the Planning process include:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)

After a decision on the Application is made, future submission and approval of a Zoning By-law Amendment and Site Plan Control applications would be required prior to development.

The Proposed Development

The Owner proposes a mixed-use development consisting of two residential buildings on the West Parcel and an office building on the East Parcel (collectively described as the “Proposed Development”), as shown conceptually in Figures 4 and 5, and further described below:

Table 1: Proposed Development		
	West Parcel	East Parcel
Proposed Uses	Residential and Retail	Office and Retail
Building Height	Two 24-storey buildings	Four-storeys
Podium Height	Eight-storeys with integrated step backs	Three-storeys with step back to fourth storey
Units	559	N/A
Density (Floor Space Index – “FSI”)	7.1	2.0
Approximate Gross Floor Area (“GFA”)	50,709 m ² (545,828 ft ²)	6,739 m ² (72,535 ft ²)
Approximate Residential GFA	49,939 m ² (537,541 ft ²)	N/A
Approximate Retail GFA	770 m ² (8,287 ft ²) at grade and closer to Circa Drive	1,238 m ² (13,320 ft ²) at grade

Table 1: Proposed Development		
	West Parcel	East Parcel
Approximate Office GFA	N/A	5,501 m ² (59,214 ft ²)
Vehicular Access	West side of Circa Drive	East side of Circa Drive
Parking	Approximately 1,120 spaces overall (encompasses the West and East Parcels and primarily located underground, with extension below the public parkland)	

Provincial and Regional Policy Conformity

In considering the Application, Staff will assess consistency with the 2020 Provincial Policy Statement (the “PPS”), conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (The “Growth Plan”), and conformity with the York Region 2010 Official Plan (the “Regional OP”).

2014 Markham Official Plan (the “2014 Official Plan”)

The 2014 Official Plan, as partially approved on November 24, 2017, and updated on April 9, 2018, designates the East Parcel “Mixed Use High Rise” and the West Parcel “Mixed Use Office Priority.”

Lands within the “Mixed Use High Rise” designation represent priority locations with the greatest level of development intensification. Unless specified in a secondary plan or site-specific policy, the “Mixed Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of three times the area of the lands (Floor Space Index – “FSI”).

The “Mixed Use Office Priority” designation permits primarily office employment uses, but may also permit multiple-unit residential uses and street-related retail and service uses integrated with the office uses. Residential development would only be permitted if a majority of the GFA on a development site is office employment uses as set out in an implementing zoning by-law.

The policies of the 2014 Official Plan indicate that the land use designations for the Regional Centre-Markham Centre lands, shown on Map 3 of the 2014 Official Plan, and the related policies, shall be used to inform the update of the Markham Centre Secondary Plan. The policies also indicate that until an updated secondary plan is approved for the Regional Centre-Markham Centre lands, the provisions of the 1987 Official Plan, as amended, and the 1997 Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

Local Planning Appeal Tribunal (the “LPAT”) Appeal

In July 2014, the Owner appealed the Region’s decision to approve the 2014 Official Plan to the Ontario Municipal Board (the “OMB”), now the LPAT, which included the

application of the “Mixed Use Office Priority” designation on the West Parcel. On February 5, 2020, the Owner and City entered into Minutes of Settlement (“MOS”). As part of the MOS, the parties agreed that the Owner would file an application for an Official Plan Amendment to address the Owner’s desired designation of the West Parcel and that the application would be processed and considered by Council in advance of the Markham Centre Secondary Plan Update Study process. The MOS also indicates that when the Application is brought to Council for consideration, City Staff will recommend that Council endorse a recommendation either in support of, or in opposition to the Application, and Council’s position, if any, will then be considered and heard by the LPAT as part of the Dorsay 2014 OP appeal.

The 1987 Town of Markham Official Plan (the “1987 Official Plan”)

As mentioned above, the 1987 Official Plan still applies to the subject lands. The 1987 Official Plan designates the Subject Lands “Commercial – Community Amenity Area”. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, services, community, institutional and recreational uses. Office development and medium and high-density housing at appropriate locations are also provided for in this designation.

OPA 21, as Amended by Official Plan Amendment 96 (“OPA 96”)

OPA 21 designates the Subject Lands “Community Amenity Area – Major Urban Place.” Site-specific OPA 96 amended OPA 21 to restrict the permitted uses and some development standards on the Subject Lands to the following:

Table 2: Site-Specific OPA 96 Approved Development Standards		
	West Parcel	East Parcel
Uses	Two office buildings with retail	One office building with retail OR one retirement home OR one nursing home
Minimum Building Floor Area	10,000 m ² for each building	13,000 m ²
Maximum Building Height (above sea level – “ASL”)	<u>Westerly Building</u> 210 m (four-storeys) <u>Easterly Building</u> 212 m (five-storeys)	213 m Office Building: five-storeys OR Retirement Home/Nursing Home: six to seven-storeys

The draft Official Plan Amendment (“draft OPA”) submitted by the Owner in support of the Application proposes to permit additional uses on the Subject Lands that include, but are not limited to, high density residential uses, restaurants and hotels, as well as providing for site-specific heights, unit counts and densities for both Parcels.

Zoning

Site-specific Zoning By-law 2002-251 (“By-law 2002-251”), which amends the Parent Zoning By-law 177-96 (see Figure 2), zones the West Parcel “Community Amenity Two - *170, *172 Hold” [CA2*170*172(H)] and zones the East Parcel “Community Amenity Two - *169, *172 (Hold)” [CA2*169*172(H)]. Similar to OPA 96, By-law 2002-251 restricts the permitted uses on the Subjects Lands, provides site-specific development standards, and permits required parking in an underground parking garage that extends under the public parkland to the north.

A Zoning By-law Amendment application is required to permit the Proposed Development, which the Owner advises will be submitted to the City in the near future.

OPTIONS/ DISCUSSION:

The following summarizes the issues raised to date for consideration. These matters, among others identified through the circulation and detailed review of the Application will be addressed, if necessary, in a final report to DSC:

- 1) Review of the submitted Planning Opinion Report and draft OPA, prepared by Malone Given Parsons Ltd. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) Review of the Proposed Development in the context of the existing policy framework, and with regard to the emerging policy framework of the Markham Centre Secondary Plan Update Study, which the City is currently undertaking. As previously noted, in accordance with the approved MOS, the Application may be processed and considered by Development Services Committee in advance of completion of the Markham Centre Secondary Plan Update Study.
- 3) Review of the appropriateness of the Proposed Development having regard for the following:
 - a) compatibility with the existing and planned surrounding land uses;
 - b) the appropriateness of the proposed uses, density and building heights;
 - c) the amount of required office employment uses in light of the requirements of OPA 96 and By-law 2002-251;
 - d) affordable housing, purpose-built rental, senior focus housing, and family friendly units;
 - e) built form and massing, building orientation, and transitions with particular focus on impacts to the existing residential area immediately north of the Subject Lands;
 - f) sun and shadow analysis and angular plane study and the impacts to the immediate surrounding area, which the Owner must mitigate to the satisfaction of the City;
 - g) traffic impacts and driveway access restrictions to Circa Drive;
 - h) appropriateness, functionality and programmability of parkland.

-
- 4) The Owner requests that the parking standards from the Markham Centre Zoning By-law 2004-196, as amended, be applied for the Proposed Development. These rates are lower than the parking standards set out in the City's Parking Standards By-law 28-97, as amended. Staff have requested that further information be submitted to justify the application of the Markham Centre Zoning By-law 2004-196 parking standards to the Proposed Development and acknowledge that parking rates will be assessed during the review of a future application for a Zoning By-law Amendment.
 - 5) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Functional Servicing and Stormwater Management Report;
 - b) Transportation Impact and Demand Management Study;
 - c) Angular Plane Study;
 - d) Sun and Shadow Analysis;
 - e) Urban Design Brief.
 - 6) The Subject Lands are located within and governed by the Toronto/Buttonville Airport zoning regulation area and impacts of the proposed building heights must be reviewed. Building heights in excess of the maximum height permitted by the airport zoning order would require Transport Canada to lift the current height restrictions. Should Council approve heights above the Airport Height Restrictions, the future site-specific zoning amendment will include an H - Holding Provision limiting building heights to the current Airport Height restrictions until these restrictions have been lifted by Transport Canada.
 - 7) Further discussions between York Region, the City, and the Owner are required to determine the potential to implement a full-moves signalized intersection at Circa Drive and Highway 7. Signalization would improve pedestrian connectivity from the Subject Lands to the rest of Markham Centre. This issue will be further reviewed as part of the ongoing Markham Centre Secondary Plan Update Study process, which will provide a comprehensive review of the resulting land uses and transportation system within Markham Centre.
 - 8) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, York Region.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of the City's strategic priorities, including Growth Management, Transportation/Transit and Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application has been circulated to various departments and external agencies and their requirements will be addressed as part of a future recommendation report, if necessary.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Proposed Development (Roof Plan/Site Plan)

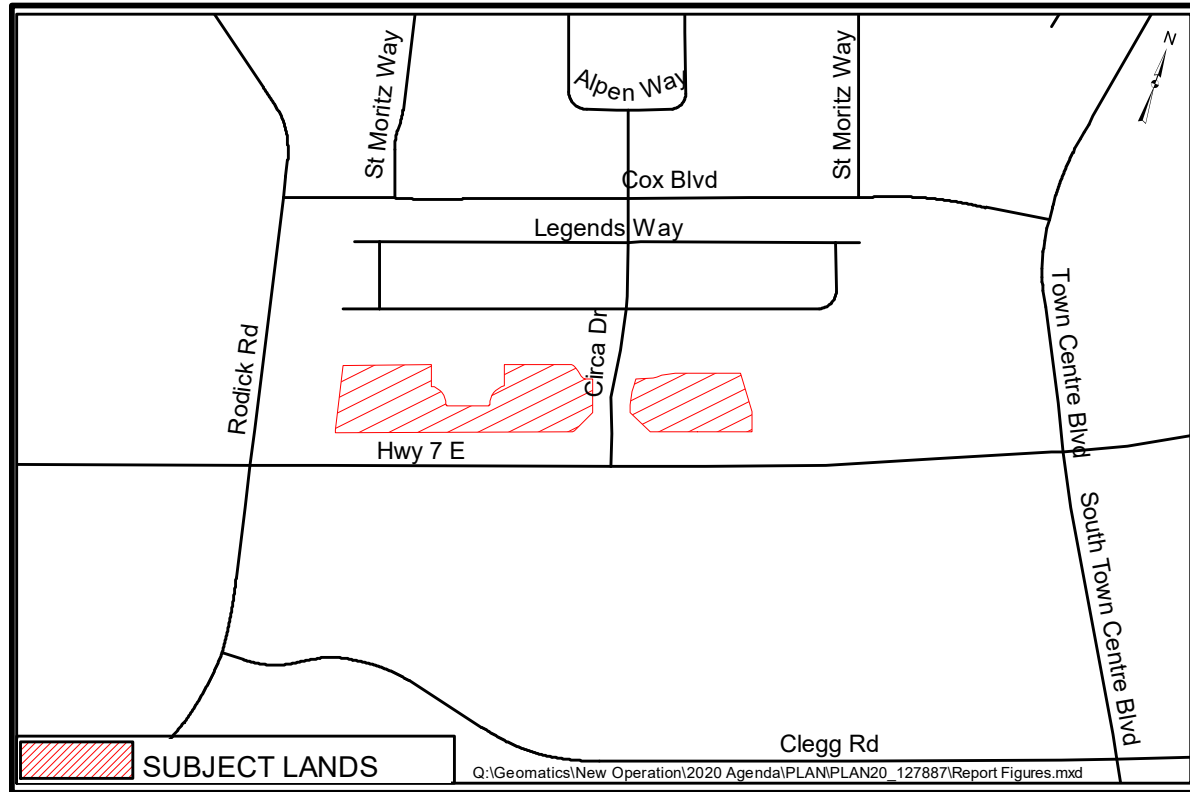
Figure 5: 3D Mass Models

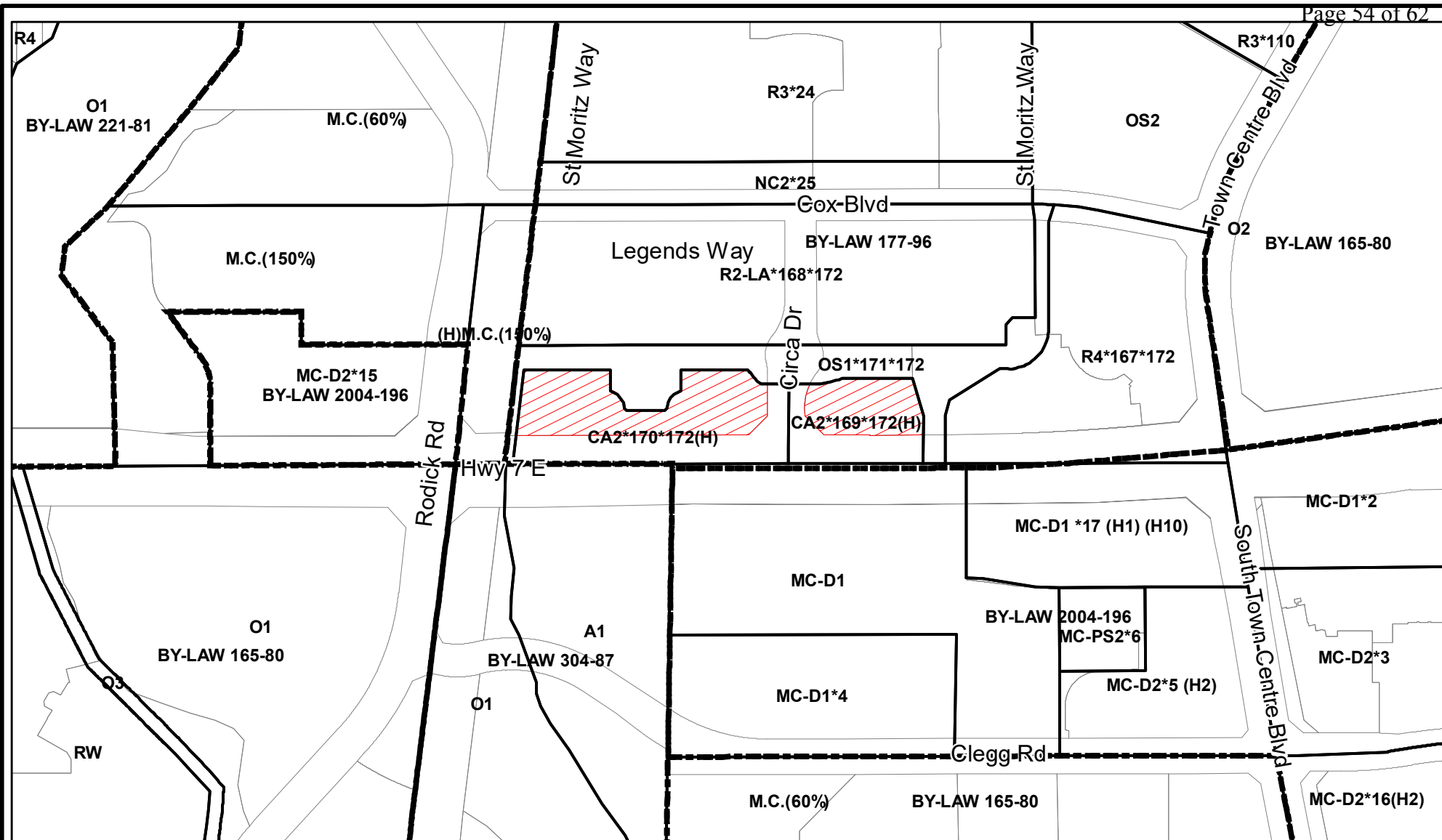
OWNER:

Dorsay Development Corporation
Amanda Santo
Senior Director – Land Development
130 Adelaide Street West, Suite 2200
Toronto, ON
M5H 3P5

Tel: (416) 216-1351

Email: asanto@dorsay.ca





AREA CONTEXT / ZONING

APPLICANT: Dorsay Development Corporation
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

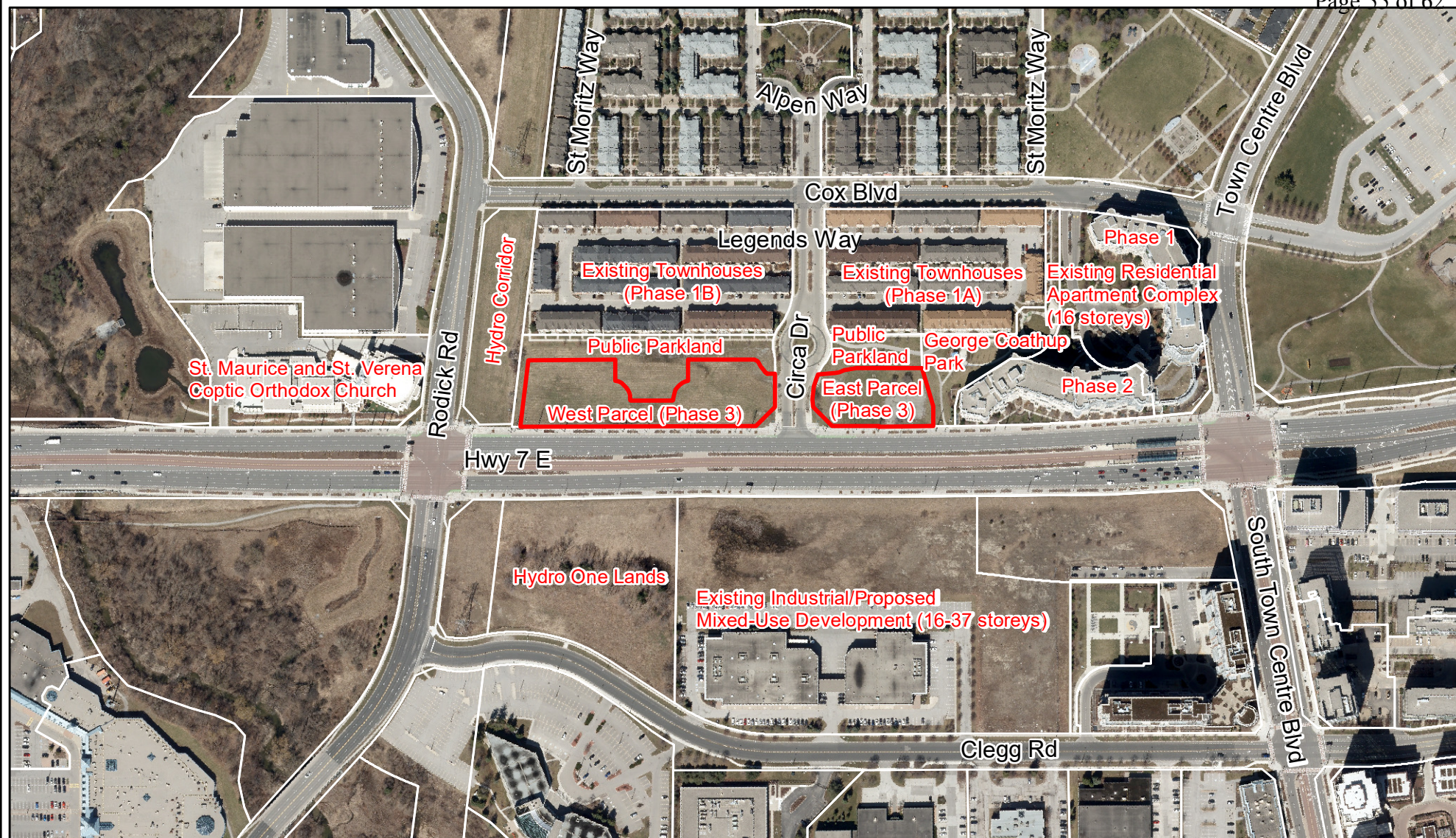
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DATE: 25/01/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: Dorsay Development Corporation
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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DEVELOPMENT SERVICES COMMISSION

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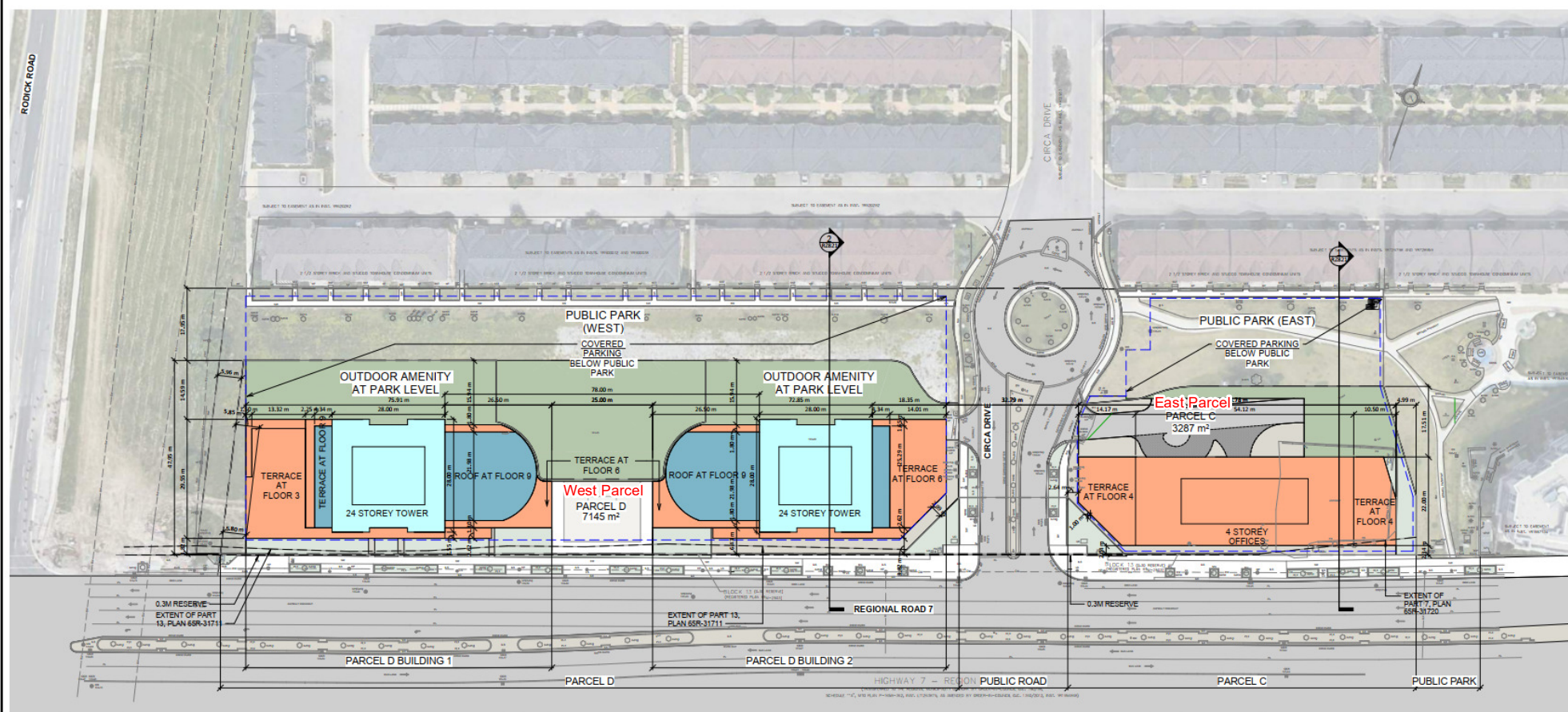
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DATE: 25/01/2021

FIGURE No. 3

 SUBJECT LANDS





PROPOSED DEVELOPMENT (ROOF PLAN/SITE PLAN)

APPLICANT: Dorsay Development Corporation
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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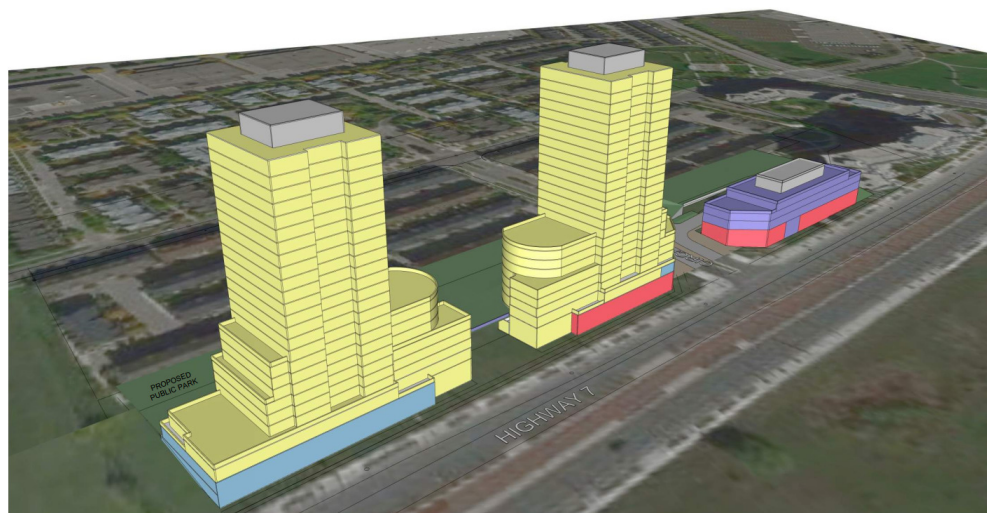
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 25/01/2021

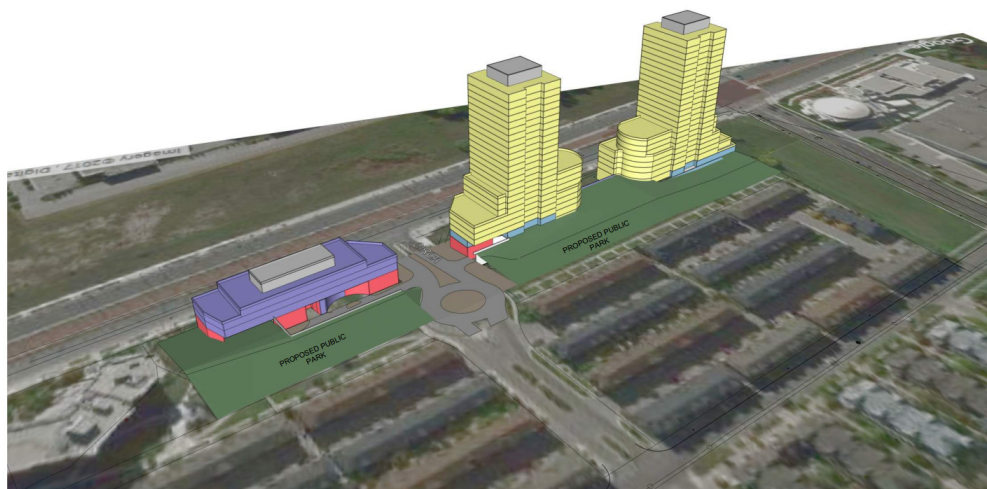
FIGURE No. 4



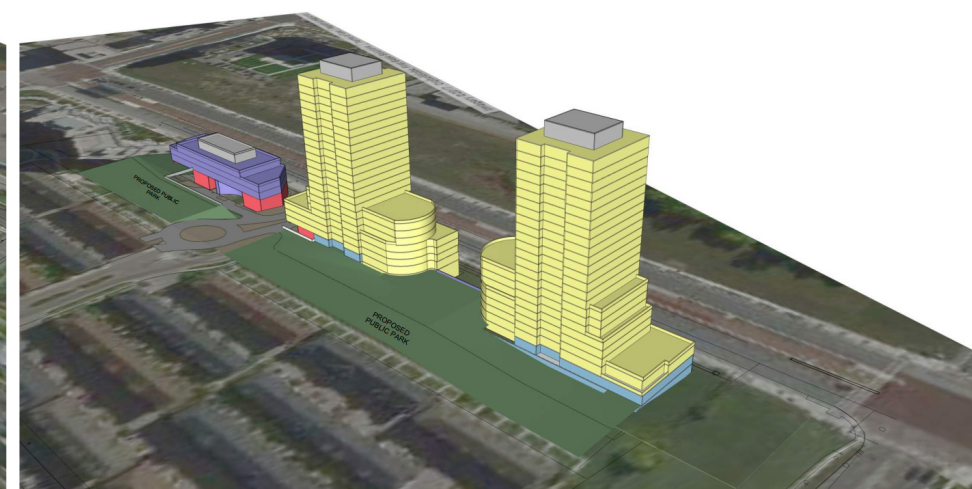
VIEW LOOKING NORTH-EAST FROM HWY 7



VIEW LOOKING NORTH-WEST FROM HWY 7



VIEW LOOKING SOUTH-WEST FROM TOWARDS HWY 7



VIEW LOOKING SOUTH-EAST FROM TOWARDS HWY 7

3D MASS MODELS

APPLICANT: Dorsay Development Corporation
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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FRIENDS OF THE MARKHAM MUSEUM BOARD MEETING
Minutes
Meeting No. 89
Electronic Meeting
December 9, 2020, 4:00 p.m.

In Attendance:	Regrets:
Wendy Kadlovski, Chair	Anisa Anwar
Dianne Azarello	Sue Smitko
Bill Crothers	Councillor Andrew Keyes
Jack Leung	
Anna Masci	
Lorne Smith	
Jill ten Cate	
Councillor Karen Rea	
<i>Staff:</i>	<i>Guests:</i>
Cathy Molloy, Museum Director	
Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship	
Scott Chapman, Corporate Privacy & Records Coordinator	

1. CALL TO ORDER AND OPENING REMARKS

Under the authority of the *COVID-19 Economic Recovery Act, 2020* (Bill 197) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was conducted electronically with members of the Friends of the Markham Museum Board and staff participating remotely.

The Friends of the Markham Museum Board meeting convened at 4:04 PM with Wendy Kadlovski serving as Chair.

2. DECLARATIONS

Jack Leung disclosed a conflict with respect to Item #7a on the agenda (2019 Audited Financial Statements) by nature of his employment with the firm commissioned for the audit. Mr. Leung did not participate in the discussion or vote on the question of this matter.

3. ADDITIONS/CHANGES TO THE AGENDA

There were no additions or changes to the agenda.

Moved by Bill Crothers
 Seconded by Jill ten Cate

That the agenda for the December 9, 2020 meeting be approved as distributed.

Carried

4. REGRETS

Regrets were sent by Sue Smitko.

5. APPROVAL OF MINUTES OF THE MEETING HELD MARCH 11, 2020

Moved by Bill Crothers
Seconded by Wendy Kadlovski

That the minutes of the Friends of the Markham Museum meeting on March 11, 2020 be approved as distributed.

Carried

6. BUSINESS ARISING FROM THE MINUTES

None.

7. NEW BUSINESS

a. 2019 Audited Financial Statements of the Friends of the Markham Museum Board

Jack Leung disclosed a conflict on this item by nature of his employment with the firm commissioned for the audit. Mr. Leung did not participate in the discussion or vote on the question of this matter.

There was no discussion on this matter.

Moved by Bill Crothers
Seconded by Lorne Smith

That the Friends of the Markham Museum Board approve the circulated audited financial statements.

Carried

b. Transfer of Control of Trust Funds of the Markham Historical Society

Bill Crothers clarified the historical practice regarding the disbursement and use of Markham Historical Society trust funds. It was noted that the funds are held by the City and released by Council (as the “members” of the Friends of the Markham Museum) on the recommendation of the Board. It was also noted that requests for the use of the funds are subject to specific disbursement criteria previously established by the Board and limited to matters of heritage research.

Moved by Bill Crothers
Seconded by Lorne Smith

That the Friends of the Markham Museum Board approve the transfer of control of the trust funds held by the City of Markham on behalf of the Markham Historical Society to the benefit of the Friends of the Markham Museum; and,

That a copy of this resolution be forwarded to the “members” of the Friends of the Markham Museum.

Carried

8. DIRECTOR'S REPORT

Cathy Molloy, Museum Director, advised that there are currently no confirmed Museum programming plans for 2021 due to ongoing uncertainty around public health and safety restrictions associated with the COVID-19 pandemic. It was noted that staff are in the process of developing plans for various limited and conditional re-opening scenarios that may be feasible pending further clarity on the status of public health and safety guidelines. It was also noted that any plans proposed for 2021 will be subject to adjustment as the conditions surrounding the pandemic continue to evolve.

9. CHAIR'S REPORT**a) Appointment of Secretary**

It was noted that the role of the Secretary will continue to be performed by City of Markham staff. The official appointment of a secretary will be determined at a future meeting.

b) Appointment of Treasurer

The Board consented to appoint Jack Leung to the role of Treasurer.

c) Collection Committee

The Board consented to appoint the following members to the Collection Committee:

- Jill ten Cate (Chair);
- Bill Crothers; and,
- Lorne Smith

d) Development Committee

The Board consented to postpone consideration of this item to its next meeting.

e) Book Marketing Committee

The Board consented to postpone consideration of this item to its next meeting.

f) Youth Member

It was noted that the City has suspended volunteer recruitment at this time in light of the ongoing public health and safety restrictions. The Board consented to postpone consideration of this item to a future meeting.

10. SHORT AND LONG TERM GOALS

Wendy Kadlovski, Chair, invited the Board to consider possible ways to help support the staff, services, and visibility of the Museum during the ongoing programming disruption, as well as potential longer-range initiatives that might be pursued in 2021.

Cathy Molloy, Museum Director, identified potential opportunities for the Board to assist with marketing and book sale activities during the closure provided that participants are

able to observe proper health and safety protocols. Lorne Smith offered to assist with responding to inbound Museum inquiries related to the history of Markham.

Speaker Series – Local Authors

There was discussion about the possibility of hosting a virtual speaker series featuring local authors and heritage enthusiasts. Author David Tsubouchi and retired City of Markham Heritage Planner George Duncan were suggested as potential guest speakers.

Historic Carriage Collection

There was also discussion regarding potential strategies for promoting awareness of the Museum's historic collection of antique carriages. It was suggested that the Board consider commissioning the production of series of Canadian Heritage Minute-style videos and print media featuring each individual carriage and distributing through the various communications channels of the Museum and City.

The Board discussed the possibility of engaging a professional researcher on a contract basis to perform the necessary background study on the carriages. George Duncan, author and retired City of Markham Heritage Planner, was suggested a potential candidate to perform the research. The Board inquired as to the feasibility of granting the researcher access to the Museum archives in light of existing public health and safety restrictions, and of funding the research using the Markham Historical Society trust funds. It was also suggested that the Board consider opportunities to leverage its partnerships with other heritage associations to assist in the funding and promotion of this initiative.

It was requested that Cathy Molloy, Wendy Kadlovski, Dianne Azarello, and Lorne Smith work together to develop an overall project scope and budget proposal for the Board to consider at a meeting in 2021, including a job description for the proposed research position and projected cost of the research and media production.

Speaker Series – Tokyo Summer Olympic Games

There was discussion regarding the possibility of hosting a virtual speaker series with Canadian Olympic Hall of Famer Bill Crothers and Canadian broadcasting icon Lloyd Robertson in anticipation of the Summer Olympic Games in Tokyo (currently scheduled for July 2021). It was suggested that planning for such an event be postponed until the status of the Games is further determined with respect to the global condition surrounding the COVID-19 pandemic.

11. MARKHAM HISTORICAL SOCIETY REPORT

Lorne Smith advised that the Markham Historical Society has issued a new newsletter which will be circulated to the Board. It was noted that the Historical Society has not been actively meeting during the pandemic and will likely continue to suspend programming until the fall of 2021 pending further clarity on public health and safety guidelines.

12. OTHER BUSINESS

Councillor Karen Rea shared with the Board her annual Christmas card prepared for this year featuring a photo and commentary of the Hoover House. The Board discussed the possibility of preparing a holiday card for next year using similar winter scene photos of Museum buildings and artifacts as a revenue and awareness generating initiative.

It was noted that the Museum's existing collections include photos captured by professional photographers, but few featuring evening perspectives. It was suggested that the Board inquire as to the possibility engaging a local professional photographer to donate their time to capture evening photos of the Museum grounds.

13. ADJOURNMENT

Moved by Dianne Azarello
Seconded by Jill ten Cate

That the meeting of the Friends of the Markham Museum Board held December 9, 2020 be adjourned at 4:58 PM.

Carried