

## Council Minutes

**Meeting Number: 3**  
**February 25, 2020, 1:00 PM**  
**Council Chamber**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Brenda Librecz, Commissioner, Community & Fire Services Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning & Urban Design Joel Lustig, Treasurer Bryan Frois, Chief of Staff	Andrea Berry, Sr. Manager, Corp Comm & Community Engagement Kimberley Kitteringham, City Clerk Martha Pettit, Deputy City Clerk John Wong, Technology Support Specialist II Ronald Blake, Senior Manager, Planning and Urban Design Margaret Wouters, Senior Manager, Policy and Research Tanya Lewinberg, Public Realm Coordinator

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

---

### **1. CALL TO ORDER**

The meeting of Council convened at 1:10 PM on February 25, 2020 in the Council Chamber. Mayor Frank Scarpitti presided.

## **INDIGENOUS LAND ACKNOWLEDGEMENT**

We begin today by acknowledging that we walk upon the traditional territories of Indigenous Peoples and we recognize their history, spirituality, culture, and stewardship of the land. We are grateful to all Indigenous groups for their commitment to protect the land and its resources and we are committed to reconciliation, partnership and enhanced understanding.

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

None disclosed.

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

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Karen Rea

1. That the minutes of the February 11, 2020 Council meeting be adopted.

**Carried**

## **4. PRESENTATIONS**

There were no presentations.

## **5. DEPUTATIONS**

- 5.1 DEPUTATIONS - SUPPLEMENTARY REPORT: CITY OF MARKHAM  
COMMENTS ON YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK  
– 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)

The following individuals addressed Council on this matter:

1. Sam Orrico provided comments.
2. Jae Truesdell provided a presentation and comments.

(See Item 8.2.1 for Council's decision on this matter)

5.2 DEPUTATIONS - RECOMMENDATION REPORT UPTOWN GREEN GARDEN INC., FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS (WARD 6) (10.3, 10.5)

The following individuals addressed Council on this matter:

1. John Law provided comments specific to noise classification.
2. Li Zhang provided comments in opposition of the rezoning.
3. Ying Jiang provided comments in opposition of the rezoning.
4. Min Zhu provided comments in opposition of the rezoning.

(See Item 8.4.1 for Council's decision on this matter)

## 6. COMMUNICATIONS

6.1 COMMUNICATION - APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY CONDOR PROPERTIES LTD. TO PERMIT TWO RESIDENTIAL TOWERS OF 50 AND 45 STOREYS CONNECTED BY A 10 STOREY PODIUM AT 25, 11,9 AND 5 LANGSTAFF ROAD EAST (WARD 1) (10.5, 10.7)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the memo dated February 25, 2020 from the Commissioner, Development Services on "Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1), File Nos. ZA 18 162178 and SU 18 162178"; be received, and,
2. That Draft Plan of Subdivision 19TM-18006 (SU 18 162178) submitted by Condor Properties Ltd. be approved subject to **all** the conditions attached in **revised** Appendix 'A' as may be modified by the Director of Planning and Urban Design or designate; and,
3. That Zoning By-law Amendment application (ZA 18 162178) submitted by Condor Properties Ltd. and attached as Appendix 'B' be finalized and enacted without further notice; and further,

4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2020-11)

**Carried as Amended**

Council had before it the following original recommendation:

1. That the memo dated February 25, 2020 from the Commissioner, Development Services on "Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1), File Nos. ZA 18 162178 and SU 18 162178"; be received, and,
2. That Draft Plan of Subdivision 19TM-18006 (SU 18 162178) submitted by Condor Properties Ltd. be approved subject to the conditions attached in Appendix 'A' as may be modified by the Director of Planning and Urban Design or designate; and,
3. That Zoning By-law Amendment application (ZA 18 162178) submitted by Condor Properties Ltd. and attached as Appendix 'B' be finalized and enacted without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## **7. PROCLAMATIONS**

### **7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
  - a. Epilepsy Awareness Month - March
  - b. Purple Day (Epilepsy Awareness) - March 26, 2020

2. That the following new request for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
  - a. World Lymphedema Day - March 6, 2020

**Carried**

## **8. REPORT OF STANDING COMMITTEE**

### **8.1 REPORT NO. 5 - DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 10, 2020)**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the report of the Development Services Committee be received & adopted.  
(Items 1 to 3):

**Carried**

#### **8.1.1 RECOMMENDATION REPORT AUTHORIZATION FOR SUBMISSION OF A MINOR VARIANCE APPLICATION BY KING SQUARE LIMITED ON THE LANDS MUNICIPALLY KNOWN AS 9390 WOODBINE AVENUE (WARD 2) (10.12)**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled "Authorization for Submission of a Minor Variance Application by King Square Limited on the lands municipally known as 9390 Woodbine Avenue (Ward 2)", dated February 10, 2020, be received; and,
2. That in accordance with the provisions of subsections 45(1.4) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 2019-35, before the second anniversary of the day on which the by-law was approved by Council; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

8.1.2 RECOMMENDATION REPORT APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS SUBMITTED BY KINGSBERG WARDEN DEVELOPMENTS INC. TO PERMIT AN 8-STOREY, 91 UNIT RESIDENTIAL BUILDING ON THE LANDS MUNICIPALLY KNOWN AS 3882 HIGHWAY 7 EAST (WARD 3) (10.3, 10.5)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled “RECOMMENDATION REPORT, Applications for Official Plan and Zoning By-law Amendments submitted by Kingsberg Warden Developments Inc. to permit an 8-storey, 91 unit residential building on the lands municipally known as 3882 Highway 7 East (Ward 3)”, dated February 10, 2020, be received; and,
2. That the Official Plan Amendment application submitted by Kingsberg Warden Developments Inc., to amend the 2014 Official Plan, be approved, and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Kingsberg Warden Developments Inc., to amend Zoning By-law 118-79, as amended, be approved and that the draft Zoning By-law Amendment attached as Appendix ‘B’ be finalized and enacted without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-laws 2020-8 and 2020-9)

**Carried**

8.1.3 AWARD OF RFP 195-R-19 CONSULTING ENGINEERING SERVICES FOR A MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY FOR ELGIN MILLS ROAD FROM PRINCE REGENT STREET TO MCCOWAN ROAD (WARDS 2, 5 AND 6) (5.7)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled “Award of RFP 195-R-19 Consulting Engineering Services for a Municipal Class Environmental Assessment Study for Elgin Mills Road from Prince Regent Street to McCowan Road (Wards 2, 5 and 6)”, be received; and,
2. That the Contract for RFP 195-R-19 Consulting Engineering Services for a Municipal Class Environmental Assessment Study for Elgin Mills Road from Prince Regent Street to McCowan Road be awarded to the highest ranked lowest priced bidder, Cole Engineering Group Limited in the amount of \$482,292.64, inclusive of HST; and,
3. That a 10% contingency in the amount of \$48,229.26, inclusive of HST, be established to cover any additional costs to deliver the Municipal Class EA Project and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That an allowance in the amount of \$61,056.00, inclusive of HST, be established for permits and additional fees that may be required as part of the study; and,
5. That the Engineering Department Capital Administration Fee in the amount of \$71,242.01, inclusive of HST, be transferred to Revenue Account 640-998-8871 (Capital Admin Fees); and,
6. That the project cost of \$662,819.91 (\$482,292.64 + \$48,229.26 + \$61,056.00 + \$71,242.01) inclusive of HST, be funded from capital account 640-101-5699-19033 (Elgin Mills Municipal Class Environmental Assessment Study) with budget available of \$567,000; and
7. That the budget shortfall in the amount of \$95,819.91 (\$567,000 - \$662,819.91) be funded from the Development Charges Reserve; and
8. That the Regional Municipality of York be informed of Council’s decision; and further,

9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

8.2 REPORT NO. 6 - SPECIAL DEVELOPMENT SERVICES COMMITTEE  
(FEBRUARY 11, 2020)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the report of the Special Development Services Committee be received & adopted (1 item):

**Carried**

8.2.1 SUPPLEMENTARY REPORT: CITY OF MARKHAM COMMENTS  
ON YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK – 2041  
REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)

Christine Cote, representing SmartCentres appeared before Council providing clarification. Sandra Wiles also representing the applicant provided comments.

Council had before it the following original recommendation for consideration:

1. That the report entitled "Supplementary Report: City Of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" dated February 11, 2020 be received; and,
2. **That the deputations of Christine Cote, Sandra Wiles, Sam Balsamo, Kate Cooper, Dagmar Teubner, Patrick Kerney, and Randy Peddigrew be received; and,**
3. **That the communications submitted by Dagmar Teubner be received; and,**
4. That the February 11, 2020 report entitled "Supplementary Report: City Of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review, which includes the report dated September 23, 2019 entitled "City of Markham Comments on York Region's Draft Employment

Framework – 2041 Regional Comprehensive Review” attached as Appendix ‘A’, as well as the direction from Development Services Committee regarding 11 requests for employment land conversion, be forwarded to York Region as Markham Council’s input to date on the Region’s 2041 Municipal Comprehensive Review; and,

5. That Council not support the request submitted by Markham Woodmills Developments Inc. for conversion of the employment lands located at the northeast corner of Highway 404 and Elgin Mills Road; and,
  - a. **That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,**
6. That Council support the request submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for conversion of the employment lands located at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands; and,
  - a. **That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,**
7. That Council support the following employment land conversion requests, subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning-By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council:
  - a. **Condor Properties Ltd., 2920 16<sup>th</sup> Avenue;**
  - b. **King Square Ltd., 136 Markland Street; and,**
  - c. **Neamsby Investments Inc., 5821 to 5933 14<sup>th</sup> Avenue; and,**
8. **That Council's consideration of the request submitted by The Wemat Group for conversion of the employment lands located at the southwest corner of Highway 7 and Highway 404 be postponed to allow for the submission of an appropriate revised development**

**concept plan prior to ultimate consideration of the conversion request by York Region Council; and,**

9. **That Council's consideration of the request submitted by Belfield Investments for conversion of the employment lands located at the southwest corner of Highway 407 and Woodbine Avenue not be supported at this time, but that the potential for mixed use development on the lands be evaluated through a future study of the larger area context; and,**
10. That Council's consideration of the following requests for conversion of employment lands to a non-employment land use be postponed and evaluated through secondary plan studies:
  - a. **Meadow Park Investments, 77 Anderson Avenue, as well as the additional parcels in the Mount Joy Business Park;**
  - b. **Wu's Landmark/First Elgin Mills Developments Inc., 10900 Warden Avenue & 3450 Elgin Mills Road;**
  - c. **Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc., 7386-7482 Highway 7, 8600-8724 Reesor Road; and**
  - d. **Norfinch Construction (Toronto) Ltd., 7845 Highway 7; and,**
11. **That Council support the request for conversion of employment lands submitted by Primont Homes and Cornell Rouge Development Corp. (Part of Lot 11, Concession 9); and,**
12. That Council not support the consideration of the following additional request for the conversion of employment area lands to a non-employment land use as described in Appendix 'B' to the February 11, 2020 report, in the 2041 Regional Municipal Comprehensive Review:
  - a. **Varmo Investment Company, 108, 111-113, 112-118 Doncaster Ave; and,**
13. That Council support the staff-initiated conversion of the following additional employment areas lands for non-employment uses, as described in the September 23, 2019 report attached as Appendix 'A' to this report, as follows:
  - a. **The parcel(s) municipally known as 110 Copper Creek Drive in Box Grove, as described in Appendix 'E' to the September 23, 2019 report; and further,**

14. That staff be authorized and directed to do all things necessary to give effect to the resolution.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Joe Li

1. **That staff report back to the Development Services Committee with respect to clause no. 5 :**

**"5. That Council not support the request submitted by Markham Woodmills Developments Inc. for conversion of the employment lands located at the northeast corner of Highway 404 and Elgin Mills Road; and,**

- a. **That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and, "**

**Carried**

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

That staff report back to the Development Services Committee with respect to clause no. 6:

6. That Council support the request submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for conversion of the employment lands located at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands; and,

- a. That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,

**Lost**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled “Supplementary Report: City Of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Municipal Comprehensive Review” dated February 11, 2020 be received; and,
2. That the deputations of Christine Cote, Sandra Wiles, Sam Balsamo, Kate Cooper, Dagmar Teubner, Patrick Kerney, and Randy Peddigrew at the February 11, 2020 Special Development Services Committee meeting be received; and,
3. **That the deputations of Sam Orrico and Jae Truesdell at the February 25, 2020 Council meeting be received; and,**
4. That the communications submitted by Dagmar Teubner be received; and,
5. That the February 11, 2020 report entitled “Supplementary Report: City Of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Municipal Comprehensive Review, which includes the report dated September 23, 2019 entitled “City of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Comprehensive Review” attached as Appendix ‘A’, as well as the direction from Development Services Committee regarding 11 requests for employment land conversion, be forwarded to York Region as Markham Council’s input to date on the Region’s 2041 Municipal Comprehensive Review; and,
6. That Council support the request submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for conversion of the employment lands located at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands; and,
  - a. That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,
7. That Council support the following employment land conversion requests, subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan

and Zoning-By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council:

- a. Condor Properties Ltd., 2920 16<sup>th</sup> Avenue;
  - b. King Square Ltd., 136 Markland Street; and,
  - c. Neamsby Investments Inc., 5821 to 5933 14<sup>th</sup> Avenue; and,
8. That Council's consideration of the request submitted by The Wemat Group for conversion of the employment lands located at the southwest corner of Highway 7 and Highway 404 be postponed to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council; and,
  9. That Council's consideration of the request submitted by Belfield Investments for conversion of the employment lands located at the southwest corner of Highway 407 and Woodbine Avenue not be supported at this time, but that the potential for mixed use development on the lands be evaluated through a future study of the larger area context; and,
  10. That Council's consideration of the following requests for conversion of employment lands to a non-employment land use be postponed and evaluated through secondary plan studies:
    - a. Meadow Park Investments, 77 Anderson Avenue, as well as the additional parcels in the Mount Joy Business Park;
    - b. Wu's Landmark/First Elgin Mills Developments Inc., 10900 Warden Avenue & 3450 Elgin Mills Road;
    - c. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc., 7386-7482 Highway 7, 8600-8724 Reesor Road; and
    - d. Norfinch Construction (Toronto) Ltd., 7845 Highway 7; and,
  11. That Council support the request for conversion of employment lands submitted by Primont Homes and Cornell Rouge Development Corp. (Part of Lot 11, Concession 9); and,

12. That Council not support the consideration of the following additional request for the conversion of employment area lands to a non-employment land use as described in Appendix 'B' to the February 11, 2020 report, in the 2041 Regional Municipal Comprehensive Review:
  - a. Varmo Investment Company, 108, 111-113, 112-118 Doncaster Ave; and,
13. That Council support the staff-initiated conversion of the following additional employment areas lands for non-employment uses, as described in the September 23, 2019 report attached as Appendix 'A' to this report, as follows:
  - a. The parcel(s) municipally known as 110 Copper Creek Drive in Box Grove, as described in Appendix 'E' to the September 23, 2019 report; and further,
14. That staff be authorized and directed to do all things necessary to give effect to the resolution.

**Carried as Amended**

Moved by Councillor Keith Irish  
 Seconded by Deputy Mayor Don Hamilton

1. That the matter on "Supplementary Report: City Of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" be brought forward for consideration following Deputations.

**Carried**

### 8.3 REPORT NO. 7 - GENERAL COMMITTEE (FEBRUARY 18, 2020)

Moved by Regional Councillor Jack Heath  
 Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted, save and except for Item Nos. 8.3.2 and 8.3.3:

**Carried**

### 8.3.1 TRANSFER OF UNCLAIMED REFUNDABLE SECURITY DEPOSITS (7.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled, “Transfer of Unclaimed Refundable Security Deposits” be received; and,
2. That the Treasurer be authorized to transfer unclaimed security deposits, up to the amount of \$773,000.00, representing deposits placed prior to December 31, 2014 for undertakings, to the Corporate Rate Stabilization Reserve; and,
3. That the cost incurred to place the Public Notice, exclusive of HST, be offset against the refundable security deposits to be transferred to the City’s reserve; and,
4. That the Treasurer be authorized to transfer future unclaimed security deposits to the Corporate Rate Stabilization Reserve; and,
5. That the Treasurer be authorized to release any security deposits, from the Corporate Rate Stabilization Reserve in the event of a future, eligible, refund claim; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.2 ROADSIDE DITCH ALTERATION POLICY (5.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled “Roadside Ditch Alteration Policy”, dated February 18, 2020, be received; and,
2. That the presentation entitled “Roadside Ditch Alteration Policy”, dated February 18, 2020, be received; and,
3. That Council adopt the Roadside Ditch Alteration Policy, as presented in “Attachment “A””; and,
4. That Council approve amendment to the Road Occupancy By-law 2018-109 as deemed necessary by the City Solicitor and the

Commissioner of Fire and Community Service to implement the Roadside Ditch Alteration Policy; and,

5. That the ditch restoration program be implemented starting in year 2021; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.3 CREATING A COMPETITIVE ECONOMY / RAIL INTEGRATED COMMUNITIES (RICs) (5.0)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

Council consented to review a revised resolution as follows:

**Whereas, the City of Markham strives, where feasible, to create complete mixed-use, high density Rail Integrated Communities (RIC) at rail stations as part of its development objectives; and,**

**Whereas, City of Markham's desire is to create a rail transit corridor that provides for a range of housing and economic development opportunities and investment that results in a high quality of life, walkable communities, reduced transit commute times, reduced gridlock and a smaller carbon footprint; and,**

**Whereas, strategically planned, rail transit corridors creates a framework to guide change and sustainable growth over the next 40 years by transforming the Stouffville, Richmond Hill and Barrie GO transit lines from regional commuter heavy rail transit network to an urban high frequency urban metro light rapid rail service; and,**

**Whereas, Rail Integrated Communities are key to changing development patterns at all GO, subway and 407 Transitway stations; and,**

**Whereas, the Province has indicated that future GO, subway and 407 Transitway development will be based on re-purposing lands to their highest and best use in partnership with the private sector, development industry, investors and pension funds; and,**

**Whereas, Vancouver's Canada Line currently accommodates 150,000 boardings per day, with two-car driverless electric trainsets, 40-50m station platforms and a frequency of 18 trains per hour, and growing to 250,000 boardings per day over the next 6-7 years with system improvements and future growth plans; and,**

**Whereas the Richmond Hill GO line has 10,500 boardings per day with 10 car double decker trainsets; and,**

**Whereas the Stouffville and Barrie lines each have 18,000 boardings per day with 12 car double decker trainsets with 300m station platforms; and,**

**Whereas, the GO rail transit network has the potential for substantial increases in ridership, greater efficiency and a better return on investment; and,**

**Whereas, rail integrated community stations provide convenient access to the urban metro light rapid rail system, better utilizes surrounding lands for development versus parking lots, and when combined with first and last-mile (FMLM) solutions, reduces the 11 billion dollars of lost economic productivity caused by gridlock in the Greater Toronto Area; and,**

**Whereas, the goal is to achieve 200,000 boardings per day for each of the Stouffville, Richmond Hill and Barrie GO lines by 2041;**

**Now therefore, be it resolved:**

- 1. That the current/future stations in the three GO rail transit corridors in York Region be strategically planned as complete Rail Integrated Communities that are scalable, attractive, utilizing state-of-the-art technological solutions, including district energy, central garbage collection system, utilidor (underground efficient multi-utility corridor), frictionless technology solutions (IoT), integrated urban schools, urban vertical farming and a 20 per cent affordable housing strategy which in total could reduce the cost of living by 20-30 per cent; and,**
- 2. That the Government of Ontario be requested to initiate the planning process to re-purpose the GO Transit lines through York Region, creating rail integrated communities, supported by urban high frequency rapid rail service; with shorter electric trainsets, shorter station platforms, more rail stations with a frequency of 3-**

**5 minute service in peak times and 6-12 minute in non-peak times in collaboration with Metrolinx, York Region, and the cities of Toronto, Markham, Vaughan and Richmond Hill; and,**

- 3. That capital financing for stations could be generated from, but not limited to: development charges, land value capture, condo transit fee uplift, investors, pension fund investments and Tax Incremental Financing; and,**
- 4. That all RIC stations identified in the attached map be seriously considered for a range of 5.0-12.0 FSI and that the final plans, when adopted, be included in the Official Plans of the respective municipalities; and,**
- 5. That a copy of this resolution be forward to York Region and the cities of Toronto, Vaughan and Richmond Hill for their endorsement and partnership in achieving these objectives; and further,**
- 6. That a copy of this resolution and presentation materials be forwarded to:**
  - a. The Honourable Doug Ford, Premier of Ontario;**
  - b. The Honourable Christine Elliott, Deputy Premier and Minister of Health;**
  - c. The Honourable Rod Phillips, Minister of Finance;**
  - d. The Honourable Victor Fedeli, Minister of Economic Development, Job Creation & Trade;**
  - e. The Honourable Stephen Lecce, Minister of Education;**
  - f. The Honourable Caroline Mulroney, Minister of Transportation & Francophone Affairs;**
  - g. The Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks;**
  - h. The Honourable Greg Rickford, Minister of Energy, Minister of Indigenous Affairs;**
  - i. The Honourable Paul Calandra, Government House Leader;**
  - j. The Honourable Steve Clark, Minister of Municipal Affairs and Housing;**

- k. **The Honourable Laurie Scott, Minister of Infrastructure Ontario;**
- l. **The Honourable Andrea Horwath , Leader of the Official Opposition, Ontario New Democratic Party;**
- m. **The Honorable John Fraser, Ontario Liberal Party;**
- n. **The Honorable Mike Schreiner, Green Party of Ontario; and,**
- o. **All York Region MPPs, and MPs.**

**Carried as Amended**

Council had before it the following original recommendation for consideration:

Whereas City of Markham planning strives to create complete, mixed-use, high-density, Rail Integrated Communities (RICs) at its rail stations as part of its development objectives to create a competitive and balanced economy, high quality of life, walkable communities, reduced commuter times, reduced gridlock, and reduced carbon footprint; and,

Whereas Rail Integrated Communities (RICs) are key to changing development patterns by creating mixed-us high-rise communities at GO Transit, subway and 407 Transitway stations; and,

Whereas Rail Integrated Communities (RICs) present the opportunity to incorporate 20 per cent affordable housing into these areas by re-purposing the 407 hydro corridor transmission lands and GO Transit station parking lots; and,

Whereas Rail Integrated Communities (RICs) allow the development of autonomous vehicle First Mile/Last Mile strategy at transit stations; and,

Whereas the Province of Ontario has indicated that future GO Transit, subway, and 407 Transitway development will be based on re-purposing the lands to their highest and best use in partnership with the private sector development industry, investors, and pension funds; and,

Whereas Vancouver's Canada Line currently has 150,000 boardings per day with two-car driverless electric trainsets, 40-50m station platforms, and a frequency of 18 trains per hour; and,

Whereas the Richmond Hill GO line has 10,500 boardings per day with 10 car double-decker trainsets; and,

Whereas the Stouffville and Barrie GO lines have 18,000 boardings per day with 12-car double-decker trainsets with 300m station platforms; and further,

Whereas the GO rail transit network is an underperforming government asset, as almost all of the GO stations in the Greater Toronto Area (GTA) are predominantly parking lots filled with cars that significantly contributed to the 11 billion dollars of lost economic productivity by gridlock, and the GO Transit network does not have enough stations surrounded by office, retail, and residential development nor enough frequency of rail transit service, and each GO Transit corridor should be planned to achieve ridership of 200,000 boardings per day for the Stouffville, Richmond Hill, and Barrie lines;

Therefore, be it resolved:

1. That current and future stations in the three GO rail transit corridors in York Region be strategically planned as complete Rail Integrated Communities (RICs) (i.e., as scalable, attractive rail integrated communities throughout York Region that could include district energy, central garbage collection systems, utility corridors, Internet of Things, and urban vertical farming which could create communities that reduce the cost of living by 20-30 per cent); and,
2. That the Government of Ontario and Metrolinx be requested to support the re-purposing of the GO Transit lines throughout York Region, transitioning them to more subway-style services with shorter electric trainsets, shorter station platforms, more rail stations with a frequency of 3-5 minutes service in peak times and 6-12 minute service in non-peak times; and,
3. That Metrolinx be requested to complete upgrades to the GO rail network, allowing all Rail Integrated Communities (RICs) to have similar functionality, scalability, and be spatially planned; and,
4. That all station areas included in the attached rail transit station map be included in York Region's Municipal Comprehensive Review; and,

5. That financing for these stations be from development charges, up-zoning, re-purposing land, condo transit fee uplift, investors, pension fund investments, and Tax Increment Financing (TIF); and,
6. That the Province of Ontario be requested to support the development of scalable, Rail Integrated Communities (RICs) throughout York Region; and,
7. That a copy of this resolution be forwarded to the councils of the City of Richmond Hill and City of Vaughan for their endorsement and partnership in achieving these objectives; and further,
8. That a copy of this resolution be forwarded to:
  - a. the Honourable Doug Ford, Premier of Ontario;
  - b. the Honourable Christine Elliott, Deputy Premier and Minister of Health;
  - c. the Honourable Rod Phillips, Minister of Finance;
  - d. the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade;
  - e. the Honourable Stephen Lecce, Minister of Education;
  - f. the Honourable Caroline Mulroney, Minister of Transportation & Francophone Affairs;
  - g. the Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks;
  - h. the Honourable Greg Rickford, Minister of Energy, Mines, Northern Development and Indigenous Affairs;
  - i. the Honourable Todd Smith, Minister of Children, Community and Social Services;
  - j. the Honourable Steve Clark, Minister of Municipal Affairs and Housing;
  - k. the Honourable Laurie Scott, Minister of Infrastructure Ontario;
  - l. all Members of Parliament and Members of Provincial Parliament in the Regional Municipality of York; and,
  - m. the Council of the Regional Municipality of York.

8.4 REPORT NO. 8 - DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 24, 2020)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the report of the Development Services Committee be received & adopted (1 item):

**Carried**

8.4.1 RECOMMENDATION REPORT UPTOWN GREEN GARDEN INC., FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN APPROVAL TO PERMIT A NINE (9) STOREY MIXED USE BUILDING ON THE WEST SIDE OF KENNEDY ROAD, NORTH OF 16TH AVENUE (9332 TO 9346 KENNEDY ROAD, FILE NOS. OP 18 182671, ZA 18 182671 AND SPC 19 132197 (WARD 6) (10.3, 10.5)

Discussion on this matter ensued.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report titled “ RECOMMENDATION REPORT, Applications Uptown Green Garden Inc., for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit a nine (9) storey mixed use building on the west side of Kennedy Road, north of 16th Avenue, 9332 to 9346 Kennedy Road, File Nos. OP 18 182671, ZA 18 182671 and SPC 19 132197 (Ward 6)” be received; and,
2. **That the deputations of John Law, Li Zhang, Ying Jiang, and Min Zhu at the February 25, 2020 Council meeting be received, and,**
3. That the Official Plan Amendment application submitted by Uptown Green Garden Inc., to amend the 2014 Official Plan, be approved by Council, and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted by Council; and,
4. That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted, without further notice; and,

5. That the Site Plan application by Uptown Green Garden Inc., be endorsed in principle, subject to the Conditions attached as Appendix 'C' and subject to any refinements as required by the Design Review Panel; and,
6. **That prior to final site plan approval, staff will investigate and determine what additional noise mitigation measures, if any, can be put in place and that Council be advised through a memorandum on the status, and,**
7. That the approval of the Site Plan application be delegated to the Director of Planning and Urban Design or his designate once further refinements to the building elevations have been provided to the satisfaction of the City Architect; and,
8. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement, in the event that the site plan agreement is not executed within that period; and,
9. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix 'B' to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
10. That servicing allocation for two hundred and sixty nine (269) dwelling units be assigned to the subject development; and,
11. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
12. That the proposed mixed use development be designated a Class 4 area to allow for the implementation of "on building" noise control measures to mitigate sound level excesses on the building emanating from the existing Unionville Montessori Private School site located at 4484 16<sup>th</sup> Avenue; and further,
13. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-laws 2020-12 and 2020-13)

**Carried as Amended**

Council consented to add the following clause:

- **That prior to final site plan approval, staff will investigate and determine what additional noise mitigation measures, if any, can be put in place and that Council be advised through a memorandum on the status,**

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the matter on "RECOMMENDATION REPORT, Applications Uptown Green Garden Inc., for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit a nine (9) storey mixed use building on the west side of Kennedy Road, north of 16th Avenue, 9332 to 9346 Kennedy Road, File Nos. OP 18 182671, ZA 18 182671 and SPC 19 132197 (Ward 6)" be brought forward for consideration following Deputations.

**Carried**

## **9. MOTIONS**

There were no motions.

## **10. NOTICE OF MOTION TO RECONSIDER**

There were no notices of motion to reconsider.

## 11. NEW/OTHER BUSINESS

### 11.1 RECOMMENDATION FROM THE DECEMBER 4, 2019 LICENSING COMMITTEE HEARING (18 BROOKFIELD COURT) (2.0)

Regional Councillor Jim Jones left the meeting during the discussion of this item.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the application to remove one (1) Black Walnut Tree at 18 Brookfield Court, Markham, be approved; and,
2. That the applicant provide for four (4) replacement trees on the property of 18 Brookfield Court or any other private property in Markham, and in a size and native species deemed appropriate by staff, by September 30, 2020, or provide a cash-in-lieu payment of **\$300.00** per tree; and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

**Carried as Amended**

Council consented to reduce the cash-in-lieu payment from \$600 to \$300 per tree.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

1. That the matter on "Recommendation From The December 4, 2019 Licensing Committee Hearing (18 Brookfield Court)" be brought forward for consideration following Deputations.

**Carried**

Council had before it the following original recommendation for consideration:

1. That the application to remove one (1) Black Walnut Tree at 18 Brookfield Court, Markham, be approved; and,
2. That the applicant provide for four (4) replacement trees on the property of 18 Brookfield Court or any other private property in Markham, and in a size and native species deemed appropriate by staff, by September 30, 2020, or provide a cash-in-lieu payment of \$600.00 per tree; and further,

3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

#### 11.2 RECOMMENDATION FROM THE DECEMBER 4, 2019 LICENSING COMMITTEE HEARING (16 HAMMOK CRESCENT) (2.0)

Regional Councillor Jim Jones returned to the meeting.

Deputy Mayor Don Hamilton left the meeting during the discussion of this item.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. That the application to remove one (1) Austrian Pine at 16 Hammok Crescent, Markham, be approved; and,
2. That the applicant provide for four (4) replacement trees on the property of 16 Hammok Crescent or any other private property in Markham, and in a size and native species deemed appropriate by staff, by September 30, 2020, or provide a cash-in-lieu payment of **\$300.00** per tree; and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

**Carried**

Council consented to reduce the cash-in-lieu payment from \$600 to \$300 per tree.

Council had before it the following original recommendation for consideration:

1. That the application to remove one (1) Austrian Pine at 16 Hammok Crescent, Markham, be approved; and,
2. That the applicant provide for four (4) replacement trees on the property of 16 Hammok Crescent or any other private property in Markham, and in a size and native species deemed appropriate by staff, by September 30, 2020, or provide a cash-in-lieu payment of \$600.00 per tree; and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

11.3 NEW/ OTHER BUSINESS - DESTINATION MARKHAM CORPORATION  
BOARD OF DIRECTORS COUNCIL APPOINTMENTS (16.24)

Discussion on this matter ensued.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. **That Council endorse the appointment of the following four (4) members of Council to serve as the non-independent Directors; Mayor Scarpitti, Councillor Keyes, Councillor Collucci and Councillor Usman.**

**Carried**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the matter be deferred to the next Council meeting.

**Lost**

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. That Regional Councillor Jack Heath be added to serve as a non-independent Director on the Destination Markham Corporation Board of Directors.

**Lost**

**12. ANNOUNCEMENTS**

There were no announcements.

**13. BY-LAWS - THREE READINGS**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That By-law 2020-11 be brought forward for consideration following Communications.

**Carried**

Moved by Councillor Keith Irish  
 Seconded by Regional Councillor Jack Heath

1. That By-law 2020-11 be given three readings and enacted.

**Carried**

Moved by Councillor Khalid Usman  
 Seconded by Councillor Reid McAlpine

1. That By-laws 2020-8 and 2020-9 and 2020-12 to 2020-13 be given three readings and enacted.

**Carried**

### **Three Readings**

- 13.1 BY-LAW 2020-8 KINGSBERG WARDEN DEVELOPMENT INC., NORTH SIDE OF HIGHWAY 7 EAST BETWEEN WARDEN AVENUE AND BIRCHMOUNT ROAD, AMENDMENT TO THE IN FORCE OFFICIAL PLAN (REVISED 2014), AS AMENDED

**Carried**

- 13.2 BY-LAW 2020-9 KINGSBERG WARDEN DEVELOPMENT INC., NORTH SIDE OF HIGHWAY 7 EAST BETWEEN WARDEN AVENUE AND BIRCHMOUNT ROAD, ZONING BY-LAW AMENDMENT

**Carried**

- 13.3 BY-LAW 2020-11 CONDOR PROPERTIES INC., 25 LANGSTAFF ROAD, ZONING BY-LAW AMENDMENT

**Carried**

- 13.4 BY-LAW 2020-12 UPTOWN GREEN GARDEN INC., 9332 – 9346 KENNEDY ROAD, AMENDMENT TO THE IN FORCE OFFICIAL PLAN (REVISED 2014), AS AMENDED

**Carried**

13.5 BY-LAW 2020-13 UPTOWN GREEN GARDEN INC., 9332 – 9346 KENNEDY ROAD, ZONING BY-LAW AMENDMENT

**Carried**

**14. CONFIDENTIAL ITEMS**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

Council consented to not resolve into confidential session.

**Carried**

14.1 CONFIDENTIAL COUNCIL MINUTES - FEBRUARY 11, 2020

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the confidential Council minutes of February 11, 2020 be adopted.

**Carried**

14.2 COUNCIL

14.2.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES (BOARD/ COMMITTEE APPOINTMENTS) (16.24) [Section 239 (2) (b)]

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jack Heath

1. That the following person be appointed to the Unionville BIA:

<u>Name</u>	<u>Term Expiry</u>
Sarah Isles	November 14, 2022

2. That the following persons be appointed to the Doors Open Markham Organizing Committee:

<u>Name</u>	<u>Term Expiry</u>
Jenny Zhang	November 30, 2022
Yuen Ling (Elaine) Yip	November 30, 2022

3. That the following person be appointed to the Heritage Markham Committee:

<u>Name</u>	<u>Term Expiry</u>
Jason McCauley	November 30, 2023

**Carried**

#### 14.3 DEVELOPMENT SERVICES COMMITTEE

##### 14.3.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; – LPAT APPEAL - 91 ANDERSON AVENUE (WARD 5) [SECTION 239 (2) (e)] (8.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the confidential report on litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; LPAT Appeal - 91 Anderson Avenue (Ward 5), be received, and,
2. That Council direct the City Solicitor and Staff not to attend the Local Planning Appeal Tribunal hearing regarding the decision of the Committee of Adjustment to approve the minor variances related to permitting a Respite Day Care Facility within employment lands, and permitting reduced parking spaces, subject to the following conditions;
  - a. That the Variances apply only to the proposed development as long as it remains;
  - b. That for the purposes of this variance, a Respite Day Care Facility means a non-profit and non-commercial facility offering the temporary care of adults, persons with disability, or other persons requiring supervised care on a temporary basis, which provides day programs, education, training or supervision to participants, such as an adult day program, but does not include overnight stay, child care centres, or other private schools;
  - c. That no individual Respite Day Care Facility shall exceed 1,000 m<sup>2</sup> in Gross Floor Area;

- d. That the Applicant satisfies the requirements of the Toronto and Region Conservation Authority (“TRCA”), financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix “C” to the Staff Report, to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA;
  - e. That the Applicant satisfies the financial requirements of the City for a minor variance application fee, to the satisfaction of the Director of Planning and Urban Design or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

Deputy Mayor Don Hamilton returned to the meeting.

## **15. CONFIRMATORY BY-LAW - THREE READINGS**

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

That By-law 2020-10 be given three readings and enacted.

Three Readings

BY-LAW 2020-10 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF FEBRUARY 25, 2020.

**Carried**

**16. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 4:36 p.m.

**Carried**

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor