

Markham Sub-Committee Meeting Minutes

August 5, 2020, 9:00 AM - 12:00 PM

Electronic Meeting

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| Sub-Committee Members | Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci | Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio) |
| Council Members | Councillor Khalid Usman | Councillor Isa Lee |
| Staff | Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Ronji Borooah, City Architect Loy Cheah, Senior Transportation Manager | Lilli Duoba, Manager, Natural Heritage Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, East District Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering Laura Gold, Council/Committee Coordinator Scott Chapman, Election and Committee Coordinator |

1. CALL TO ORDER

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 Markham Sub-Committee, Council, staff, and guests participating remotely.

The Markham Sub-Committee meeting convened at the hour of 9:24 AM with Regional Councillor Jack Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES

3.1 MINUTES OF THE MARKHAM SUB-COMMITTEE - JULY 29, 2020

Moved By Deputy Mayor Don Hamilton

Seconded By Councillor Karen Rea

1. That the minutes of the Markham Sub-Committee meeting held July 29, 2020, be confirmed.

Carried

4. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN VIRTUAL DESIGN CHARRETTE - DAY 2

4.1 9999 MARKHAM ROAD - REPORT BACK ON HOLD PROVISION

Biju Karumanchery, Director, Planning & Urban Design, delivered a presentation on the hold provision in effect for Phases 1B and 1C of the development application submitted by OnePiece Developments for the lands at 9999 Markham Road. Director Karumanchery provided members of the Sub-Committee with the background context and status of the hold provision applied by Council at its meeting on December 10, 2019, and addressed the adjusted development and phasing plan proposed by the applicant at the July 29, 2020 Markham Sub-Committee meeting. Staff recommendations regarding the continued application of the hold provision for the applicant's lands located within Phases 1B and 1C of the applicant's proposed site plan pending additional information from the Markham Road-Mount Joy Secondary Plan study process and/or discussions with the landowner were identified.

Michael Walker, OnePiece Developments, representative for the owner of the lands located at 9999 Markham Road, addressed the Sub-Committee and requested that it endorse the removal of the hold provision on the lands located within Phase 1C of the applicant's proposed site plan to permit the applicant to proceed with a revised submission for mid-rise development, pending further review by staff.

There was discussion regarding the timetable proposed by staff for removal of the hold provision for the lands located within Phase 1C of the applicant's lands. Members of the Sub-Committee discussed potential factors that may inform a decision by Council in December 2020, including information anticipated as part of the draft land use concept for the Markham Road-Mount Joy Secondary Plan area, as well as potential additional information that may arise related to a potential future GO Transit station at Major Mackenzie Drive.

The Markham Sub-Committee directed that this matter be referred to Council for consideration at its meeting on August 25, 2020, and that staff report back to Council with potential options regarding the hold provision.

Moved By Councillor Andrew Keyes
Seconded By Deputy Mayor Don Hamilton

That the communications submitted by Michael Walker, OnePiece Developments, at the July 29, 2020 Markham Sub-Committee meeting be received.

Carried

Moved By Deputy Mayor Don Hamilton
Seconded By Councillor Keith Irish

Whereas the Markham Sub-Committee of the City of Markham supports in principle a revised mid-rise development concept, as proposed by the applicant, for the lands located within Phase 1C of the development application submitted by OnePiece Developments at 9999 Markham Road,

Be it resolved:

1. That the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C given the consultants' recommendation to protect for a potential GO Station at Major Mackenzie Drive until the draft land use concept for the Markham Road – Mount Joy Secondary Plan is endorsed by Development Services Committee, or until an appropriate approach is worked out with the landowner; and,
2. That staff continue to work with the applicant and report back with an update regarding the potential GO Station and the proposed development in December 2020.

Referred

4.2 VISION, GUIDING PRINCIPLES, AND CONCEPT PLANS PRESENTATION

Arvin Prasad, Commissioner, Development Services, introduced Day 2 of the Markham Road-Mount Joy Secondary Plan Virtual Design Charrette and provided a brief overview of the study process to-date. Commissioner Prasad welcomed all stakeholders in attendance for the meeting.

Darryl Lyons, Manager, Policy, outlined the purpose of the day's session as an opportunity to gather input from the Sub-Committee and stakeholders on the draft vision, guiding principles, and concept plans developed by staff and the study consultants for the Markham Road-Mount Joy Secondary Plan through discussion and a collaborative live drawing exercise. Next steps in the study process were identified.

Shonda Wang, SvN Architects + Planners, consultant to the City of Markham, delivered a presentation on the draft vision, guiding principles, and mobility concept plan developed for the Markham Road-Mount Joy Secondary Plan, and guided attendees through a virtual workshop and live drawing exercise to obtain stakeholder feedback.

The Sub-Committee and stakeholders discussed the following relative to the draft vision, guiding principles, and mobility concept plan developed by the study consultants:

- Prioritizing connectivity and multi-modal movement within and to/from the study area through active transportation infrastructure, local public transit services, and first mile/last mile solutions;
- Aligning the timing and phasing of transit and servicing infrastructure improvements with that of growth and development;
- Identifying strategies to address existing and potential future servicing capacity issues that may impact the timing and feasibility of new developments envisioned in the study area;
- Planning for a full range of uses at transit-supportive densities for lands within proximity of the existing and potential future transit station areas;
- Ensuring appropriate east/west pedestrian connections across the Markham Road corridor through appropriate cross section treatments and building face conditions relative to the right-of-way;
- Exploring opportunities to enhance north/south connections throughout the study area, including parallel active transportation network redundancies;
- Exploring potential solutions for mitigating vehicular traffic within the study area and diverting traffic away from the adjacent heritage community to the south;
- Considering different design treatments, building orientations, and traffic circulation patterns that may be appropriate for different districts within the study area;

- Exploring the feasibility and appropriateness of alternative development standards within the study area, such as reduced on-site parking rates, to achieve the vision and guiding principles regarding mobility;
- Planning for complete streets to ensure appropriate access and integration of developments throughout the study area; and,
- Providing leadership in planning for transit-oriented and transit-supportive communities.

The Markham Sub-Committee consented to postpone further discussion on the draft vision, guiding principles, and concept plans to a future meeting to be scheduled in August.

5. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 12:39 PM.