

Unionville Sub-Committee Minutes

October 9, 2020, 9:00 AM - 12:00 PM
Electronic Meeting

Sub-Committee Members	Deputy Mayor Don Hamilton Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)	Councillor Alan Ho Councillor Reid McAlpine
Regrets	Mayor Frank Scarpitti (Ex-Officio)	Councillor Amanda Collucci
Council Members	Councillor Karen Rea	Councillor Khalid Usman
Staff/Guests	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning and Urban Design Brian Lee, Director, Engineering Ronji Borooh, City Architect Stephen Lue, Manager, Development, Central District Luis Juarez, Planner II Sabrina Bordone, Senior Planner Amanda Crompton, Planner II Francesco Santaguida, Assistant City Solicitor Alida Tari, Manager, Access and Privacy Grace Lombardi, Acting Election and Committee Coordinator Hristina Giantsopoulos, Election and Committee Coordinator	

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 recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Unionville Sub-Committee meeting convened at the hour of 9:06 AM with Deputy Mayor Don Hamilton presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM CENTRE SECONDARY PLAN UPDATE STUDY

3.1 UPDATE ON THE STATS OF THE SECONDARY PLAN AND PUBLIC CONSULTATION PROCESS

Stephen Lue, Manager, Development, Central District, delivered a PowerPoint presentation providing an update with respect to the Markham Centre Secondary Plan Update Study. Mr. Lue also outlined the next steps with the Markham Centre Secondary Plan Update Study.

Stephanie Bacani, SmartCentres, provided the Sub-Committee with an overview on SmartCentres pre-consultation submission to the City of Markham located at Warden Avenue and Highway 7. Ms. Bacani advised the Sub-Committee that SmartCentres is working on a comprehensive plan and considering retaining a consultant to assist with the development of the Master Plan for phase 1. Ms. Bacani confirmed that they will continue to work with City staff to ensure both Smart Centres sites (3083 Highway 7 and Warden Avenue & Highway 7) are included in the City's Markham Centre Secondary Plan. Ms. Bacani agreed to meet with Development Services Chair and Vice Chair to discuss the subject properties owned by SmartCentres within the Markham Centre Secondary Plan.

Randy Peddigrew, Remington Group, provided the Sub-Committee with an overview of the Remington Group development goals within the Markham Centre Secondary Plan. Mr. Peddigrew advised the Sub-Committee that currently no submissions for development have been submitted. Mr. Peddigrew expressed his concerns on the delay with the government's plan on the GO Stations.

Members of the Unionville Sub-Committee discussed the following relative to the Markham Centre Secondary Plan:

- The importance of proper road patterns be displayed within the Markham Centre Secondary Plan;
- Anticipated connectivity for the extension of Yorktech Drive and Enterprise Boulevard, IBMs connectivity from South Town Centre Boulevard to extension of Yorktech Drive, Miller Avenue connection from Woodbine Avenue to Kennedy Road, and Warden Avenue connection to Markham Civic Centre (between Markham Town Square and the Civic Centre property);
- Staff continue to ensure that all effected agencies and developers are engaged to work through any pending issues (such as Metrolinx, Toronto and Regional Conservation Authority (“TRCA”), York Region Transit ("YRT"), York Region Rapid Transit Corporation (“YRRTC”), Ministry of Transportation Ontario (“MTO”);
- Ensuring that the GO Unionville Station is complimentary to the Secondary Plan;
- Leveraging sites for city-building initiatives, such as affordable housing;
- Net density versus gross density;
- Potential development options for the Civic Centre property;
- Importance of ensuring pedestrian connectivity throughout the Markham Centre Secondary Plan;
- Considering pedestrians connectivity plans of different municipalities, and reviewing the pros and cons of ground level versus elevated option;
- Clarification on the review of jobs per hectares;
- Discussion on the concept of creative mixed-use buildings for flexible uses supported by other funding sources;
- Clarification on mix use developments within the Markham Centre Secondary Plan with regards to big box retailers;
- Importance of achieving all the elements that will result in a well-built community; and
- Staff should include the review of the Development Charges By-law throughout the development of the Markham Centre Secondary Plan to ensure that the public/private partnership is clearly outlined

It was suggested that staff continue to engage with the consultants and conduct a future Unionville Sub-Committee meeting to discuss the various outstanding issues such as:

- Development Plans of the landowners who are expected to present their high level plans to Sub-Committee;
- Road patterns, including the potential connectivity of the IBM lands to South Town Centre Blvd;
- Transportation issues as they pertain the future Mobility Hub (including matters the pertain to MTO, YRRTC, YRT, Metrolinx) and suggestions and solutions for future development around the GO Station; and,
- TRCA matters.

Moved By Councillor Reid McAlpine

Seconded By Councillor Alan Ho

That the presentation entitled "Markham Centre Secondary Plan Update", be received.

Carried

3.2 EXISTING, ACTIVE, AND FORTHCOMING DEVELOPMENT ACTIVITY WITHIN MARKHAM CENTRE

This item was part of the discussions held above.

4. ADJOURNMENT

The Unionville Sub-Committee meeting adjourned at 11:27 AM.