

Electronic Development Services Committee Meeting Minutes

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

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 Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Bryan Frois, Chief of Staff Ron Blake, Senior Development Manager, Planning & Urban Design	Francesco Santaguida, Assistant City Solicitor Ronji Borooah, City Architect Rick Cefaratti, Senior Planner, West District Stephen Lue, Manager, Central District Cathy Molloy, Manager, Museum Grace Lombardi, Acting Election & Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator

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1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of 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 9:33 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Khalid Usman arrived at 9:42 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 22, 2021 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held February 22, 2021, be confirmed.

Carried

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no 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

FILE NO. PLAN 20 128679 (WARD 8) (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. Mr. Blake provided clarification on the employment conversion for the subject lands. It was noted that several years ago, the applicant entered into minutes of settlement with York Region which provide for non-employment uses on the site, subject to City of Markham approval of the Official Plan and Zoning By-law Amendment applications that are the subject of this report.

Lincoln Lo, on behalf of the applicant, delivered a presentation of the proposed development providing additional details on York Region Official Plan policies, the proposed amendment to the Markham Official Plan and Zoning By-law and the proposed development concept including renderings. The proposal also includes two parks and a school site.

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

- Potential trail connections from Thornhill continuing north through the subject lands to Richmond Hill;
- Importance of providing community facilities as a component of the development including a community hub at the proposed school site;
- Considering an automated waste collection system for this proposal;
- Considering opportunities to incorporate affordable housing to the proposed development; and,
- Incorporating retail space, including a grocery store as part of the proposed development.

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

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

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.

Carried

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)

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

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and provided a high-level overview of the preliminary report. Mr. Blake noted that the subject lands are located within the Markham Centre Secondary Plan area.

David Charezenko, on behalf of the applicant, delivered a presentation of the proposed development concept including site layout, renderings, pedestrian and cycling routes, public realm, parkland, and proposed uses. Mr. Charezenko provided clarification on the proposed underground parking and potential employment opportunities.

The Committee discussed the following relative to the preliminary report:

- Concerns with the density and height of the proposed development and ensuring that the applications are coordinated with Markham Centre Secondary Plan Study;
- Opportunities to create a livable community;
- Potential employment opportunities;
- Concerns with potential impacts on the transportation network;
- The adequacy of the size of the proposed convention centre;
- Concerns with proposed parking reductions;
- Ensuring that the proposed development contributes to a vibrant intersection at Warden Avenue and Highway 7;
- Ensuring that City-owned land along the periphery of the development site is properly incorporated into the proposed development;
- Considering an automated waste collection system for this proposal; and,

- Incorporating and maintaining the iconic colour theme of the Hilton Suites Hotel within the proposed development.

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

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

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.

Carried

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

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

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

Ron Blake, Senior Development Manager, Planning & Urban Design, provided an overview of the preliminary report for Dorsay Development Corporation. It was noted that the owners had appealed the current 2014 Official Plan designations on these lands and, as part of the settlement of that appeal, the parties agreed that the owners would submit the subject Official Plan Amendment application and that the application would be considered by Council in advance of the Markham Centre Secondary Plan Study.

Matthew Cory, on behalf of the applicant, delivered a presentation, which included the site plan, transit context, policy structure, proposed development, planning context, and massing models. Mr. Cory advised that underground parking would be provided for both the western and eastern parcels. He noted that the applicant will consider an automated waste collection system within the proposed development.

The Committee discussed the following relative to the preliminary report:

- Concerns with the density and height of the proposed development affecting the existing townhouses to the north;
- Ensuring that the Markham Centre Secondary Plan is considered;
- Providing public awareness of the proposed development to residents to the north;
- Potentially locating the retail development to the north east corner of Rodick Road and Highway 7;
- Potentially considering mixed use development to include residential above the proposed office development; and,
- Conducting a parking analysis for the proposed development.

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

Moved by Councillor Alan Ho
Seconded by Councillor Isa Lee

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.

Carried

8. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUE

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

Cathy Molloy, Manager, Museum, provided clarification on the history and the reason for approving the transfer of control of the trust funds held by the City of Markham on behalf of the Markham Historical Society to the Friends of the Markham Museum Board.

Moved by Councillor Karen Rea
Seconded by Councillor Andrew Keyes

1. That the minutes of the Friends of the Markham Museum Board meeting held December 9, 2020, be received for information purposes.
2. That Council endorse the recommendation from the December 9, 2020 Friends of Markham Museum Board Minutes:

“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

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

11.1 NOTIFICATION FOR STATUTORY PUBLIC MEETINGS (10.0)

Councillor Karen Rea addressed the Committee and suggested that staff include individuals who provided correspondence and deputations at a Statutory Public meeting to the notification list to provide notice of when the item of interest is placed on a future Development Services Committee agenda.

12. ANNOUNCEMENTS

There were no announcements.

13. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Amanda Collucci

That the Development Services Committee meeting be adjourned at 11:46 AM.

Carried