

Special Development Services Committee Minutes

Meeting Number 5

March 23, 2021, 9:00 AM - 11:30 AM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
Staff	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Sabrina Bordone, Senior Planner, Central District
	Arvin Prasad, Commissioner, Development Services	Loy Cheah, Senior Manager, Transportation
	Trinela Cane, Commissioner, Corporate Services	Stephen Lue, Manager, Central District
	Claudia Storto, City Solicitor and Director of Human Resources	Amanda Crompton, Planner II
	Biju Karumanchery, Director, Planning & Urban Design	Dimitri Pagratis, Senior Planner, Central District
	Brian Lee, Director, Engineering	Grace Lombardi, Acting Election & Committee Coordinator
	Bryan Frois, Chief of Staff	Hristina Giantsopoulos, Election & Committee Coordinator
	Ron Blake, Senior Development Manager, Planning & Urban Design	Melissa Leung, Planner I
	Ronji Borooah, City Architect	Abhinav Sukumar, Planner II

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 Special Development Services Committee meeting convened at the hour of 9:06 AM with Regional Councillor Jim Jones presiding as Chair.

Councillor Amanda Collucci arrived at 9:11 AM.

Mayor Frank Scarpitti arrived at 9:13 AM.

Regional Councillor Jack Heath arrived at 9:33 AM and left at 10:50 AM.

Councillor Khalid Usman arrived at 9:42 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. COMMUNICATIONS

Communications were submitted for the following item:

4.1 Markham Centre Secondary Plan Update

4. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE (10.4)

Arvin Prasad, Commissioner, Development Services, introduced and provided brief opening remarks relative to the presentation by the City's consultants on their proposed preliminary concept for the Markham Centre Secondary Plan Update study.

Stephen Lue, Manager, Central District, addressed the Committee and provided a high-level overview of the Markham Centre Secondary Plan Update study. Mr. Lue indicated that a variety of public engagements were completed and that the next steps are to conduct a stakeholder engagement to draft a development concept.

John Gladki, Ken Greenburg, Brent Raymond, and Ken Poon, consultants for the City of Markham, delivered a presentation that provided a preliminary concept for the Markham Centre Secondary Plan Update, which included the project update, vision and guiding principles, preliminary concept and business as usual structure options, street network, transit, trails and bikeways, parks and open space, statistical comparison, issues to be resolved, and next steps. It was noted that the priorities of the preliminary concept are, walking, cycling and transit, network of neighbourhoods, varied built form and height, transit node focus, greenway as key public space, and range of high quality public spaces.

Mark Yarranton, KLM Planning, on behalf of Digram Development, addressed the Committee and expressed concerns on the development land uses, conceptual block densities, and conceptual height range. Mr. Yarranton requested that the Committee ensure the preliminary concept be revised for consistency with the existing height and density permissions on the Digram lands and further reflect their development proposal.

Nick Pileggi, on behalf of Kingdom Development, addressed the Committee and spoke in opposition to the proposed preliminary plan. He opined that the business as usual option is painted in a negative light and he further believes that another concept should be considered.

Lauren Capilongo, on behalf of YMCA, addressed the Committee and expressed concerns with the range of height and density, transit infrastructure, and road network. Ms. Capilongo believes that density and height should be focused around the mobility hub and should be mixed use without the strict requirement for office priority.

Robert A. Dragicevic, on behalf New World, addressed the Committee and expressed the importance of ensuring proper connection within the Markham Centre Secondary Plan. Mr. Dragicevic expressed interest in the stakeholder engagement.

Kate Cooper, Bousfields, on behalf of Lifetime Development and Smart Centres, expressed interest and the importance of the stakeholder engagement. Ms. Cooper believes that there is potential for a variety of opportunities within the Markham Centre Secondary Plan.

Matthew Cory, Malone Given Parsons, on behalf of Dorsay Development, expressed concerns that the preliminary concept does not reflect discussions that have occurred over the years. Mr. Cory believes that Major Transit Station Areas should be reviewed and considered to ensure that the high density targets are met.

Richard Transquada, on behalf the Unionville Residents Association, addressed the Committee and expressed concerns with the completion of the Markham Centre Secondary Plan Update being delayed, unemployment numbers, building heights and ranges, and park lands and public spaces. Mr. Transquada requested staff to provide the transportation report conducted, and for staff to conduct a business case for the relocation of the Markham Civic Centre. Mr. Transquada requested that the following items be added to the items to be resolved list: tributary 4, affordable housing strategy, parking issues. He requested that any applications requesting height increases be deferred.

The Committee discussed the following relative to the presentation:

- Ensure that the transitway along Highway 7 is a rapid transitway;
- Importance of a trail and bikeway connection along the Rouge River;
- Consideration that Markham District Energy services all of the Markham Centre Secondary Plan area;
- Consider an automated waste collection system to be included in the Markham Centre Secondary Plan process;
- Ensure the transit hub is focused on greater heights and increased density;
- Ensure there is an understanding of the preliminary concept and the differences in density with the business as usual concept;
- Importance of reviewing applications within the Markham Centre Secondary Plan area carefully and ensuring that the applications do not proceed to the Local Planning Appeal Tribunal (LPAT);
- Importance of creating an attractive community by focusing on the Rouge River, streetscape, and connection to rapid transitway; and,
- Importance of municipal spaces and buildings in the heart of the Markham Centre Secondary Plan.

Staff indicated that the Markham Centre Secondary Plan Study is accessible on YourVoiceMarkham. It was also noted that additional meetings and Council workshops will be scheduled to address each precinct within the Markham Centre Secondary Plan Update Study area, when appropriate.

Moved by Councillor Reid McAlpine

Seconded by Councillor Isa Lee

1. That the presentation entitled, "Markham Centre Secondary Plan Update DSC Presentation: February 8, 2021", be received; and,
2. That the Preliminary Concept for the Markham Centre Secondary Plan Study Area be released for public and stakeholder comment as input towards the preparation of the Draft Development Concept plan; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

That the Development Services Committee meeting be adjourned at 11:36 AM.

Carried