

Electronic Development Services Committee Meeting Minutes

Meeting Number 8
April 21, 2021, 1:00 PM - 4:30 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 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 Manager, Transportation Lily-Ann D'Souza, Planner II, Policy & Research	Lilli Duoba, Manager, Natural Heritage Bryan Frois, Chief of Staff, Mayor's Office Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, Development, East District Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering Soran Sito, Manager, Environmental Engineering Scott Chapman, Corporate Privacy & Records Coordinator Hristina Giantsopoulos, Election & Committee Coordinator

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1. CALL TO ORDER

Under the authority of Bill 197 (*COVID-19 Economic Recovery Act, 2020*) and the City of Markham's *Council Procedural By-law*, and in consideration of the advice of public health authorities, this meeting was held electronically with members of Development Service Committee, staff, and guests participating remotely.

The Development Services Committee meeting convened at 1:02 PM with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. DEPUTATIONS

There were no deputations.

4. COMMUNICATIONS

Communications were submitted for the following item:

7.1 - Markham Road – Mount Joy Secondary Plan Study - Interim Report and Demonstration of 3D Model

5. PETITIONS

There were no petitions.

6. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

6.1 REQUEST TO INCREASE PURCHASE ORDER FOR CONSULTING ENGINEERING SERVICES TO DESIGN EXTENSION OF TRUNK SEWER AND WATERMAIN IN 404 NORTH SECONDARY PLAN AREA (5.5, 5.3)

Brian Lee, Director, Engineering, addressed the Committee and provided a summary of the staff report.

There was discussion regarding the physical constraints to the original scope of work revealed during the engineering fieldwork phase. Staff confirmed that the City's minimum slope design criteria for the trunk sanitary sewer will be achieved through the revised design concept.

The Committee inquired as to the anticipated timetable and funding source for the increased scope of work. It was advised that the additional design work will be funded entirely through development charges and is expected to proceed as quickly as possible. Staff also provided the Committee with an explanation of the Engineering Department Capital Administration Fee.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report entitled “Request to Increase Purchase Order for Consulting Engineering Services to Design Extension of Trunk Sewer and Watermain in Highway 404 North Secondary Plan Area” be received; and,
2. That Purchase Order PD 18309 issued to SCS Consulting Group Ltd. for the detailed design of the extension of the existing trunk watermain and trunk sanitary sewer on Woodbine Avenue be increased by \$391,404.58 inclusive of HST impact, to cover the additional design work required for the project; and,
3. That Purchase Order PD 18310 for the contingency for the detailed design of the trunk watermain and trunk sanitary sewer on Woodbine Avenue be increased by \$39,140.46 inclusive of HST impact, to cover any additional design work required for the project and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. That the Engineering Department Capital Administration Fee in the amount of \$54,665.40 , inclusive of HST impact, be transferred to revenue account [640-998-8871(Capital Admin Fees); and,
5. That the 2019 Engineering Capital Account 19257 (Consulting Engineering Services for Hwy 404 North Sec Plan) be increased to cover the additional project estimates in the amount of \$485,210.44 inclusive of HST impact, and funded from City Wide Hard Development Charges Reserve, and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 MARKHAM ROAD - MOUNT JOY SECONDARY PLAN STUDY - INTERIM REPORT AND DEMONSTRATION OF 3D MODEL (10.4)

Arvin Prasad, Commissioner, Development Services, introduced the item and outlined the purpose of the staff report and presentation.

Darryl Lyons, Manager, Policy, delivered a presentation on the Markham Road – Mount Joy Secondary Plan Study which introduced and provided an overview of the Interim Report. Members of Development Services Committee were also provided with an overview and update on the key framework elements contained

in the draft demonstration plan. The status, timelines, and next steps of the Study were also discussed.

Lily-Ann D'Souza, Planner II, Policy & Research, guided members of Development Services Committee through a 3D model flythrough of the draft demonstration plan for the Markham Road – Mount Joy Secondary Plan area.

The Committee discussed the following relative to the Markham Road – Mount Joy Secondary Plan Study Interim Report and 3D Model Demonstration:

- Assessing the technical feasibility and potential cost-effectiveness of constructing one or more pedestrian crossings underneath the Stouffville GO Transit rail corridor as an alternative to bridges;
- Anticipated amount and distribution of parkland to be provided within the secondary plan area, recognition of area constraints to accommodate park space, and consideration of opportunities to locate park and recreational uses adjacent to natural amenities, open spaces, and recreational uses;
- Continuing to consult with Metrolinx to determine the technical feasibility of a GO Transit station at Major Mackenzie Drive East;
- Providing for flexible and potential re-distribution of population and employment densities within the secondary plan area based on the feasibility of projected higher-order transit servicing capacity;
- Potential need for additional grade separations at local road crossings over the Stouffville GO Transit rail corridor to facilitate safe east/west mobility and improved level of service for all modes of travel;
- Continuing to consider strategies for creating sustainable travel patterns and mitigating traffic impacts on surrounding established neighbourhoods, including opportunities for transit- and amenity-integrated development, safe and accessible active transportation infrastructure, and the anticipated extension of the Donald Cousens Parkway to Highway 48; and,
- Considering the potential implications of York Region's draft forecast to 2051 which proposes to bring the 'white belt' lands located immediately north of the secondary plan area into the urban boundary relative to the Study objectives.

Moved by Regional Councillor Jack Heath
Seconded by Deputy Mayor Don Hamilton

1. That the report and presentation dated April 21, 2021 entitled “Markham Road – Mount Joy Secondary Plan Study: Interim Report” be received; and,

2. **That the written communications submitted by KLM Planning Partners Inc. on behalf of 9781 Markham Road Limited Partnership; and Humphries Planning Group Inc. on behalf of Krashnik Investments Limited be received; and,**
3. That the report dated April 21, 2021 entitled “Markham Road – Mount Joy Secondary Plan Study: Interim Report” be released for public consultation and input towards the preparation of the final demonstration plan; and,
4. That **Development Services Committee endorse in principle** the conversion of the Mount Joy Business Park employment lands, including the site-specific conversion request for 77 Anderson Avenue, from protected employment area to an appropriate mix of uses to be determined through this Study to allow for a broader mix of employment and non-employment uses; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICES OF MOTION

There were no notices of motion.

10. NEW/OTHER BUSINESS

There was no new / other business.

11. ANNOUNCEMENTS

There were no announcements.

12. ADJOURNMENT

Moved by Councillor Alan Ho
Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 3:00 PM.

Carried