

# Electronic Development Services Committee Meeting Minutes

**Meeting Number 12**  
**May 25, 2021, 9:00 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 Trinela Cane, Commissioner, Corporate Services Claudia Storto, City Solicitor and Director of Human Resources Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Ron Blake, Senior Manager, Development Planning Francesco Santaguida, Assistant City Solicitor Alain Cachola, Senior Manager, Infrastructure and Capital Projects	Marg Wouters, Senior Manager, Policy & Research Marty Rokos, Senior Planner Financial Strategy & Investments Morgan Jones, Commissioner of Community Services Adam Grant, Fire Chief Melissa Leung, Planner I Stephen Lue, Manager of Development Mattson Meere, Senior Planner, Urban Design Parvathi Nampoothiri, Manager of Urban Design Stephen Tippet, Project Manager, Parks Development Loy Cheah, Acting Director, Engineering Laura Gold, Council/Committee Coordinator

**Alternate formats for this document are available upon request**

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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 9:05 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Deputy Mayor Don Hamilton assumed the Chair at (2:10 PM). Regional Councillor Jim Jones reassumed the Chair at (2:15 PM)

Councillor Khalid Usman arrived at 9:10 AM.

Councillor Amanda Collucci arrived at 9:15 AM.

Committee recessed from 11:00 -11:15 AM, and from 12:15 – 1:00 PM.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MAY 3, 2021 (10.0)**

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the minutes of the Development Services Committee meeting held May 3, 2021, be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 26, 2021 AND MAY 11, 2021 (10.0)**

Moved by Councillor Alan Ho  
 Seconded by Regional Councillor Jack Heath

1. That the minutes of the Special Development Services Committee meeting held April 26, 2021 and May 11, 2021, be confirmed.

**Carried**

### **3.3 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – APRIL 27, 2021 (10.0)**

Moved by Councillor Alan Ho  
 Seconded by Regional Councillor Jack Heath

1. That the minutes of the Development Services Public Meeting held April 27, 2021, be confirmed.

**Carried**

### **3.4 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – MAY 11, 2021 (10.0)**

Moved by Councillor Alan Ho  
 Seconded by Regional Councillor Jack Heath

1. That the minutes of the Development Services Public Meeting held May 11, 2021, be confirmed.

**Carried**

## **4. PRESENTATIONS**

### **4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

The Development Services Committee recognized the following members of staff:

#### **Office of the Chief Administrative Officer**

Kristen Levy, Coordinator, Learning & LMS, Human Resources, 10 years  
 Elaine Etcher, Human Resources Consultant, Human Resources, 5 years

### **Community Services Commission**

Angelo Taccone, Facility Operator I, Mount Joy C.C., Recreation Services, 25 years

Jason Tsien, Senior Manager, Business Development, Recreation Services, 15 years

Heather Kazan, Community Program Coordinator AQ, Recreation Services, 10 years

Stephen Dearborn, Technical Coordinator Roads, Operations - Roads, 10 years

Mark Timbers, Working Supervisor, Facilities, Recreation Services, 10 years

Arpad Toplak, Operations Labourer/Driver, Operations - Roads, 5 years

### **Corporate Services Commission**

Matthew Miller, Senior GIS Analyst, Production, Information Technology Services, 20 years

Kimberley Kitteringham, Director, Legislative Services & Comm, Legislative Services and Communications, 15 years

Robert Bassie, Maintenance Assistant, Sustainability & Asset Management, 15 years

Richard Ehrlund, Provincial Offences Officer II, Legislative Services and Communications, 10 years

Gary Feng, Provincial Offences Officer II, Legislative Services and Communications, 10 years

Ivan Kholodkov, Provincial Offences Officer II, Legislative Services and Communications, 10 years

Carissa Sanderson, Provincial Offences Officer II, Legislative Services and Communications, 10 years

Terence Tang, Technology Support Specialist II, Information Technology Services, 5 years

### **Development Services Commission**

Jeannette Morrison, Building Inspector II, Building Standards, 15 years

Matthew Wright, Visitor Service Coordinator, Economic Growth, Culture and Entrepreneurship, 10 years

Cynthia Szeto, Business Development & Event Coordinator, Economic Growth, Culture and Entrepreneurship, 5 years

## **5. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES**

### **5.1 SUSTAINABILITY METRICS PROGRAM (10.0)**

Biju Karumanchery, Director of Planning & Urban Design, introduced the item advising that the aim of the presentation and staff report is to provide an update on implementing green development standards that will measure and enhance the sustainability of new developments.

Matt Meere, Senior Planner, Urban Design, City of Markham, and Mark Lucuik, Morrison Hershfield provided a presentation entitled “Sustainability Metrics Program”.

Members of Committee provided the following feedback on the Sustainability Metrics Program:

- Suggested the City’s target for Markham District Energy should be specifically identified;
- Need to ensure the metrics do not slow down the development process;
- Suggested the point system needs to clearly define the points given for “good’ versus “excellent”;
- Questioned if the new or existing LEED Silver standards will be used in Markham Centre;
- Questioned if there are metrics for age friendly housing, affordable housing, and for avoiding demolition;
- Suggested there should be some metrics unique to Markham.

Mr. Karumanchery advised that the sustainability metrics being presented are being proposed for the entire City, noting that Council would have the option to continue to use the LEED Silver standard in Markham Centre or adopt the new standard. Mr. Karumanchery also advised that in phase 2, staff will explore if there are specific metrics appropriate for Markham.

Mr. Lucuik also advised that there is not currently a metric for age friendly housing. The metrics for affordable housing, Markham District Energy, and demolition are included in the following appendixes:

- BE-3 – Design for Life Cycle Housing – includes metrics on affordable housing and on building a variety of housing types;
- IB-12 Energy Strategy and IB-13 –Building Energy Efficiency and Emissions – includes metrics related to Markham District Energy;
- IB-4-6 - includes metrics that require the consideration of demolition, but it does not include direct metrics with respect to demolition.

Committee suggested there should be metrics for age friendly housing included in the program.

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

1. That the presentation provided by Matt Meere, Senior Planner, Urban Design, City of Markham, Mark Lucuik and Lauren Spudowski from Morrison Hershfield entitled "Sustainability Metrics Program" be received.

**Carried**

## **6. DEPUTATIONS**

There were deputations for the following item:

10.3 - Recommendations Regarding Referred Markham Employment Conversion Requests – 2041 Regional Municipal Comprehensive Review

**Refer to item 10.3 for more information on the deputations.**

## **7. COMMUNICATIONS**

### **7.1 RECOMMENDATIONS REGARDING REFERRED MARKHAM EMPLOYMENT AREA CONVERSION REQUESTS – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)**

**Note: Please refer to Item #10.3 for staff report.**

Moved by Councillor Keith Irish  
 Seconded by Councillor Karen Rea

That the following communications providing comments regarding Referred Markham Employment Area Conversion Requests – 2041 Regional Municipal Comprehensive Review be received for information purposes:

1. Latif Fazel, Liberty Development
2. Christian Lamanna, Director, Land Development, Cornell Rouge Development Corp. (CRDC);
3. Sandra Wiles

**Carried**

**7.2 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, SUBMITTED BY 10 RUGGLES AVE DEVELOPMENT INC. AT 10, 20, 24, AND 26 RUGGLES AVENUE AND 5, 9, 11, 25, AND 39 LANGSTAFF ROAD EAST**

**TO FACILITATE COVERING POMONA MILLS CREEK THROUGH THE SUBJECT LANDS (WARD 1) (10.3)**

Moved by Councillor Keith Irish  
Seconded by Councillor Karen Rea

That the following communications providing comments regarding the the proposal to cover Pomona Mills Creek through the subject lands located at 10, 20, 24, and 26 Ruggles Avenue, and 5,9,11, 25, and 39 Langstaff Road East be received for information purposes:

1. Evelin Ellison, Ward One (South) Thornhill Residents Inc.
2. Valerie Burke

**Carried**

**8. PETITIONS**

There was no petitions.

**9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

**9.1 HERITAGE MARKHAM COMMITTEE MINUTES – APRIL 14, 2021 (16.11)**

Moved by Councillor Keith Irish  
Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held April 14, 2021, be received for information purposes.

**Carried**

**10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

**10.1 INFORMATION REPORT - SUSTAINABILITY METRICS PROGRAM (10.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the Information Report dated May 25, 2021 titled “Information Report, Sustainability Metrics” be received; and,
2. That the Sustainability Metrics – Final Report, prepared by Morrison Hershfield, attached as Appendix 1, be endorsed in principle subject to further consultation with development industry stakeholders; and,
3. That Staff report back to Development Services Committee with final recommendations on an implementation framework to integrate the Sustainability Metrics with the planning and development application process; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10.2 CIRCULATION OF NOTICES FOR STATUTORY PUBLIC MEETINGS IN MARKHAM CENTRE, (WARDS 2, 3, AND 8) (10.0)**

Ron Blake, Senior Manager of Development Planning, addressed the Committee and summarized the details outlined in the Memorandum to Council. The memorandum recommends that the City revert back to the 200 m circulation radius for notices of Statutory Public Meetings for *Panning Act* applications in Markham Centre, as a 1000 square foot radius is no longer required due to population growth in the area.

Committee requested that staff prepare a Memorandum to Council on the current process followed when additional notification is requested, including who is responsible for the cost of the additional circulation.

Andy Taylor, Chief Administrative Officer, advised that the City will cover the cost of additional circulation requested by the Ward Councillor. The CAO also proposed that staff bring forward quarterly reports to Committee indicating the deviation(s) from the statutory notification requirements of the Planning Act.

Committee noted that additional notifications will need to be monitored, and if required, policies and criteria may need to be developed, as this could lead to notices being sent to a much broader audience than intended. It was also suggested that a consistent process should be followed in regards to notices being circulated



for Statutory Public Meetings to ensure the process is fair and equitable for everyone.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the memorandum entitled, “Circulation of Notices for Statutory Public Meetings in Markham Centre, (Wards 2, 3, and 8)”, be received; and,
2. That the required circulation radius for the notices of statutory Public Meetings be reduced from 1000 m to 200 m in Markham Centre, consistent with the remaining areas in the City of Markham; and further,
3. That staff be authorized and directed to all things necessary to give effect to this resolution.

**Carried**

### **10.3 RECOMMENDATIONS REGARDING REFERRED MARKHAM EMPLOYMENT CONVERSION REQUESTS – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW**

Biju Karumanchery, Director of Planning & Urban Design, introduced the item.

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and provided an overview of each employment conversion request.

Sandra Wiles made a deputation requesting that Parts 2 and 6, Plan 65R-37723 be included in the request by 1628740 Ontario Inc. and 1628471 Inc. (Tucciarone) (M3) to convert the 1.0 hectare lands at 2718 and 2730 Elgin Mills Road from employment area to non-employment area uses.

Dagmar Teubner, representing the Wemat Group, made a deputation requesting that Markham Council initiate the next municipal comprehensive review no later than 3 years (rather than in 5 years) following the adoption of the new Regional Official Plan.

Staff supported the deputant requests to add Parts 2 and 6, Plan 65R-37723 to clause 2. of the resolution, and to change the timeline in clause 6. of the resolution from 5 years to 3 years.

Committee discussed the following relative to the staff report:

- Expressed concern regarding converting employment lands within close proximity to Highway 404 to non-employment uses;

- Noted that permitting residential uses in an employment area could cause future issues (i.e. noise complaints);
- Supported the staff recommendation to defer the decision on the employment conversion requests in the vicinity of Donald Cousens Parkway and Highway 7 in Cornell, as appropriate land uses in this area are integral to the vision of having a gateway to the Rouge Urban National Park;
- Suggested that a joint study be conducted with Richmond Hill on the lands on the north side of Highway 7 west of Highway 404.

Ms. Wouters advised that Richmond Hill has already conducted a study on its lands on the north side of Highway 7 west of highway 404. When staff initiate the City's study on Markham's lands in this area, it will work with Richmond Hill staff to ensure that planning is appropriately coordinated.

Committee deferred further discussion on the item to a confidential session to be held at the end of the meeting.

Committee provided consent for the discussion on this item to be continued at the May 26, 2021 Council meeting.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

1. That the report entitled "Recommendations Regarding Referred Markham Employment Conversion Requests – 2041 Regional Municipal Comprehensive Review" dated May 25, 2021 be received; and,
2. That Markham Council support the request by 1628740 Ontario Inc and 1628741 Ontario Inc (Tucciarone) (M3) to convert the 1.0 hectare lands at 2718 and 2730 Elgin Mills Road, **and Parts 2 and 6, Plan 65R-37723** from employment area to non-employment area uses, and that the lands not be mapped as employment area in the Regional Official Plan; and,
3. That Markham Council not support the request by Markham Woodmills Developments (Smart Centres) (M8) to convert 1.9 hectares of their lands at the northeast corner of Highway 404 and Elgin Mills Road from employment area to non-employment area uses and that the lands be mapped as employment area in the Regional Official Plan; and,
4. That Markham Council not support the request by the Wemat Group (M11) to convert 17.1 hectares at the southwest corner of Highway 404 and Highway 7

from employment area to non-employment area uses as part of the current municipal comprehensive review, and that the lands be mapped as employment area in the Regional Official Plan; and,

5. That Markham Council request the Region to continue to defer a decision on the request by Cornell Rouge Development Corporation, Varlese Brothers et al to convert 17.9 hectares north of Highway 7 and west of Reesor Rd (M4), and the request by Norfinch Group (M7) to convert 0.75 hectares at the southwest corner of Highway 7 and Reesor Road from employment area to non-employment area uses until, at latest, the release of the draft Regional Official Plan; and,
6. That Markham Council request Regional Council to initiate the next municipal comprehensive review no later than ~~five years~~ **3 years** following adoption of the new Regional Official Plan; and,
7. That this staff report be forwarded to York Region as the City of Markham's recommendations on the employment conversion requests referred back to Markham by Regional Council on October 22, 2020; and further,
8. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

**10.4 PRELIMINARY REPORT WEINS CANADA INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, AND SITE PLAN APPLICATION TO PERMIT AN AUTOMOTIVE SERVICE BUILDING**

**AT 205 TORBAY ROAD (WARD 8) FILE NOS. PLAN 20-119485 AND SPC 20-119485 (10.3, 10.5)**

Ron Blake, Senior Manager of Development Planning, addressed the Committee and summarized the details outlined in the report. The preliminary report relates to applications by Wiens Canada Inc. for Official Plan and Zoning By-law Amendment to permit an automotive service building at 205 Torbay Road (Ward 8) File No. PLAN 20-119485.

Nick Pileggi, Macaulay Shiomi Howson Ltd., representing the applicant, provided a presentation on the development proposal.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “PRELIMINARY REPORT, Weins Canada Inc., Applications for Official Plan and Zoning By-law Amendment to permit an automotive service building at 205 Torbay Road (Ward 8) File No. PLAN 20-119485”, be received.

**Carried**

**10.5 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, SUBMITTED BY 10 RUGGLES AVE DEVELOPMENT INC. AT 10, 20, 24, AND 26 RUGGLES AVENUE AND 5, 9, 11, 25, AND 39 LANGSTAFF ROAD EAST**

**TO FACILITATE COVERING POMONA MILLS CREEK THROUGH THE SUBJECT LANDS (WARD 1) (10.3)**

Biju Karumanchery, Director of Planning & Urban Design, introduced the item.

Ron Blake, Senior Manager of Development Planning, addressed the Committee and summarized the details outlined in the report. The report provides preliminary information on an application for Official Plan Amendment to cover the Pomona Mills Creek in the Langstaff Gateway area to the west of the CN Railway tracks.

Andrew Ferancik, WNP Associates, representing the applicant, provided a presentation on the proposed development application. Mr. Ferancik explained that covering the creek will provide for a much larger public park.

Committee discussed the following relative to the preliminary report:

- The implication of burying the creek (i.e. what happens when there is an extreme weather event);
- Whether the decision to bury the creek can be postponed without delaying the proposed development;
- The future cost of maintaining a park located on a covered creek, and who bears the cost;
- The benefit of having a substantially larger park as a result of covering the creek;
- The calculation of the parkland dedication for the proposed development;
- The challenges with grading of the area around the creek ;
- The potential safety hazard for children if the creek is kept open with a retaining wall;

- The poor condition the creek was in prior to the subject lands being purchased by the applicant;
- The cost the applicant has already assumed to clean-up the creek;
- Keeping the creek open and creating a beautiful urban environment, like the Rideau Canal in Ottawa;
- The proposed location of the Markham District Energy Plant.

Mr. Blake responded to inquires from the Committee, advising it is staff's preference to resolve the matter regarding the covering of the creek so that the parkland can be determined early on in the planning process. The parklands brought into the development proposal through the Official Plan Amendment would become part of the parkland for the development proposal, but would not count towards the applicant's parkland dedication. The remainder of the applicant's parkland dedication would be paid as cash in lieu. The Alternative Infrastructure Policy would address the maintenance of any stormwater management infrastructure under the open space around the creek, and a letter of credit would be required for future repairs to this infrastructure that are considered beyond the cost of standard repairs. The Toronto Region and Conservation Authority is currently reviewing the impacts of covering the creek, including how it will impact the creek flow during a storm.

Sam Balsamo, representing the applicant, advised that the applicant is working closely with Markham District Energy, and that the applicant is considering having a permanent Markham District Energy Plant. Prior to proceeding with this plan, the applicant wants to ensure phase one of the development will have access to Markham District Energy on its completion date. Ms. Balsamo also advised that the elevation creek bed cannot be raised.

Staff advised that this item will be brought forward to an upcoming Statuary Development Services Public Meeting.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Joe Li

1. That the report dated May 25, 2021, titled "PRELIMINARY REPORT, Application for Official Plan Amendment, submitted by 10 Ruggles Ave Development Inc. at 10, 20, 24, and 26 Ruggles Avenue and 5, 9, 11, 25, and 39 Langstaff Road East to facilitate covering Pomona Mills Creek through the subject lands (Ward 1)" be received.

Carried

**10.6 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY LANGSTAFF LAND HOLDINGS LTD. AT 201, 203, 205, AND 206 LANGSTAFF ROAD EAST AND 3, 5, 11, AND 17 ESSEX AVENUE TO FACILITATE THE DEVELOPMENT OF A HIGH-RISE, MIXED-USE RESIDENTIAL AND COMMERCIAL COMMUNITY (WARD 1) (10.5, 10.7)**

Biju Karumanchery, Director of Planning & Urban Design, introduced the item.

Ron Blake, Senior Manger of Development Planning, addressed the Committee and summarized the details outlined in the report. The report provides preliminary information on the Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Langstaff Land Holdings Ltd. at 201, 203, 205, and 206 Langstaff Road East and 3, 5, 11, and 17 Essex Avenue to facilitate the development of a high-rise, mixed-use residential and commercial community.

The proposed development is targeted to go to the June 28<sup>th</sup> Development Services Public Meeting.

Maria Gatzios, Gatzios Planning, representing the applicant, provided a presentation on the development proposal.

Committee discussed the following relative to the staff report:

- The proposed transit loop and the linear park located in the middle of the loop;
- Having one unified park on the east side of the proposed development;
- The plans for the proposed development to be connected to Markham District Energy;
- Speaking with the Holly Cross Catholic Cemetery regarding having the woodlot open for public use.

Mr. Blake advised that the open space will be combined to form one larger park. The remaining parts of the woodlot will be preserved through the development of a Woodlot Management Plan. The park could be constructed either by the applicant or by the City. The park will be conveyed as a condition of subdivision approval, but likely be developed at later date, however, staff can discuss with the applicant the option of developing the park concurrently with the rest of the development.

Staff have not had detailed discussions with the Holly Cross Catholic Cemetery regarding their portion of the woodlot at this time.

Ms. Gatzios advised that the applicant is currently looking into the opportunity of being connected to Markham District Energy.

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Langstaff Land Holdings Ltd. at 201, 203, 205, and 206 Langstaff Road East and 3, 5, 11, and 17 Essex Avenue to facilitate the development of a high-rise, mixed-use residential and commercial community (Ward 1)” be received.

**Carried**

**10.7 PRELIMINARY REPORT 3555 HIGHWAY 7 DEVELOPMENT LTD. C/O BRIVIA GROUP APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED-USE HIGH RISE DEVELOPMENT CONSISTING OF**

**TWO 40-STOREY AND ONE 53-STOREY BUILDINGS AT 3505 AND 3555 HIGHWAY 7 EAST (WARD 8) (10.3, 10.5)**

Biju Karumanchery, Director of Planning & Urban Design, introduced the item.

Ron Blake, Senior Manager of Development Planning, addressed the Committee and summarized the details outlined in the report. The report provides preliminary information on the Official Plan and Zoning By-law Amendment applications submitted by 3555 Highway 7 Development Ltd. c/o Brivia Group, to permit a mixed-use high-rise development consisting of two 40-storey, and one 53-storey buildings at 3505 and 3555 Highway 7 East. The proposed development will include 100 purpose build rental units, office and commercial space, and retail along Highway 7. There will also be a daycare use fronting the private road.

Melanie Hare, Urban Strategies, representing the applicant, provided a presentation on the proposed development.

Committee provided the following feedback on the proposed development application:

- Inquired about the size and location of the office space, and if there was a hotel included in the proposed development;
- Suggested the building should be unique, but be complementary to the surrounding buildings;
- Supported having a daycare as part of this mixed-use development.

Ms. Hare clarified that the office space being proposed is 35,000 square feet and that it will be located in the podium of the buildings. Mr. Hare also advised that the proposed development does not include a hotel.

Stephen Lue, Manager of Development, agreed to look at how the corner of Warden and Highway 7 will look when fully built out, recognizing its central location and the vision for it to have an iconic look.

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

1. That the report titled “PRELIMINARY REPORT, 3555 Highway 7 Development Ltd. c/o Brivia Group, Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use high rise development consisting of two 40-storey and one 53-storey buildings at 3505 and 3555 Highway 7 East (Ward 8), File No. PLAN 21 106315”, be received.

**Carried**

## **10.8 UPDATED CONCEPTUAL DRAFT MASTER PLAN FOR CELEBRATION PARK (6.3)**

Biju Karumanchery, Director Planning & Urban Design, introduced the item.

Stephen Tippett, Project Manager, Parks Development, provided a presentation on the updated Conceptual Draft Master Plan for Celebration Park.

Committee provided the following feedback relative to the presentation and staff report:

- Suggested the park should be connected to Markham’s trail system;
- Requested to see samples of the netting being proposed around the cricket field;
- Suggested the community should be consulted on the design of the park;
- Briefly discussed the future plans for the municipal lands located on the west side of the park.



Staff advised that the community will be consulted on the new Conceptual Master Plan for Celebration Park, as part of the next step. Staff also agreed to report-back to Regional Councillor Heath on how the park could be connected to Markham's trail system, noting the park already has an approved budget.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the report dated May 25, 2021 to Development Services Committee, titled 'Updated Conceptual Draft Master Plan for Celebration Park' be received; and,
2. That Council receive and authorize the 'Updated Conceptual Draft Master Plan for Celebration Park' which captures changes to the design scope as recommended within the Integrated Leisure Masterplan; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **11.1 127-S-21 VICTORIA SQUARE BOULEVARD RECONSTRUCTION PHASE 1 (UTILITY BUDGET REQUEST AND AWARD) (5.0, 7.0)**

Alain Cachola, Senior Manager, Infrastructure and Capital Projects, advised that staff are seeking Council's approval to advance the utility relocation work for Victoria Square Boulevard. Staff are recommending the utility work for Phase 1 begin this summer to take advantage of the lower pandemic related traffic. Staff will continue to work with the utility companies to finalize the design work for the other phases. The cost of the work is shared with the utility company through a cost sharing agreement. The split in cost varies based on the age of the infrastructure.

Councillor Alan Ho requested that this item be placed on tomorrow's Council agenda. Committee consented to this request.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report entitled "127-S-21 Victoria Square Boulevard Reconstruction Phase 1 (Utility Budget Request and Award)" be received; and

2. That staff be authorized to issue purchase orders to the various utility companies (Alectra, Rogers Cable Communications Inc., Bell Canada, and Enbridge Gas Distribution Inc.) as identified in the financial consideration section, for the relocation of their facilities in the amount of \$717,281.71, inclusive of HST; and
3. That a 10% contingency in the amount of \$71,728.17, inclusive of HST, be established to cover any additional costs to deliver the utility relocation work for Phase 1, and that authorization to approve expenditures of this contingency amount up to the specified limit, be in accordance with the Expenditure Control Policy; and
4. That the tendering process for the relocation of existing utilities for Victoria Square Boulevard (Phase 1) project be waived, in accordance with Purchasing By-Law 2017-8, Part II, Section 11.2, Non-Competitive Procurement which states “Request for Tenders, Requests for Proposals and Requests for Quotations may not be required for goods and services to be provided by (a) Hydro Electric Corporations and (b) Utilities”; and
5. That the Engineering Department Capital Administration Fee in the amount of \$89,327.69, inclusive of HST, be transferred to revenue account 640-998-8871 (Capital Admin Fees); and
6. That a new 2021 Engineering Capital Budget (Victoria Square Boulevard – Phase 1 Utility Relocation) be created for the utility relocation work for Phase 1 of the Victoria Square Boulevard reconstruction Project, in the amount of \$878,337.57, inclusive of HST, and to be funded from the Citywide Hard Development Charges Reserve; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **12. MOTIONS**

There were no motions.

## **13. NOTICES OF MOTION**

Deputy Mayor Don Hamilton assumed the Chair at (2:10 PM). The following notices of motions were introduced and will be discussed at the June 7<sup>th</sup> Development Services Committee Meeting:

- 1) City of Markham Tanking Storm Ponds and Creating Parkland on Top ( presented by Regional Councillor Jim Jones)
- 2) Richmond Hill GO Transit Line – Opportunity for a TOC GO Station at Green Lane/John Street (presented by Regional Councillor Jim Jones)
- 3) The Alignment of the Yonge North Subway Extension (presented by Councillor Keith Irish)

Regional Councillor Jim Jones reassumed the Chair at (2:15 PM).

#### **14. NEW/OTHER BUSINESS**

Biju Karumanchery, Director of Planning and Urban Design, agreed to prepare a Memorandum to Councillor Rea , providing an update on 5305 and 5307 Highway 7, and the Tremont Hotel Heritage Cultural Asset.

#### **15. ANNOUNCEMENTS**

There were no announcements.

#### **16. CONFIDENTIAL ITEMS**

Moved by Councillor Amanda Collucci  
Seconded by Deputy Mayor Don Hamilton

That, in accordance with Section 239 (2) of the *Municipal Act*, the Development Services Committee resolve into confidential session at 2:24 PM to discuss the following matter:

**Carried**

#### **16.1 RECOMMENDATIONS REGARDING REFERRED MARKHAM EMPLOYMENT CONVERSION REQUESTS**

##### **16.1.1 RECOMMENDATIONS REGARDING REFERRED MARKHAM EMPLOYMENT CONVERSION REQUESTS – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW) [Section 239 (2) (f)]**

Moved by Councillor Karen  
Moved by Deputy Mayor Don Hamilton

That the Development Services Committee rise from the confidential session at 2:48 PM.

**Carried**

**16. ADJOURNMENT**

The Development Services Committee adjourned at 2:48 PM.