

Electronic Development Services Committee Meeting Minutes

Meeting Number 14
June 21, 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 Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Joel Lustig, Treasurer Mark Visser, Senior Manager of Strategy Innovation & Investment Ron Blake, Senior Development Manager, Planning & Urban Design Francesco Santaguida, Assistant City Solicitor Loy Cheah, Acting Director, Engineering Lilli Duoba, Manager, Natural Heritage Sabrina Bordone, Senior Planner, Central District	Daniel Brutto, Planner I, North District Rick Cefaratti, Senior Planner, West District Stephen Kitagawa, Acting Manager, Development - West Stephen Lue, Manager, Central District Marg Wouters, Senior Manager, Policy & Research Mary-Jane Courchesne Abhinav Sukumar, Planner II Morgan Jones, Commissioner of Community Services Adam Grant, Fire Chief Patrick Wong, Senior Planner, Natural Heritage Melissa Leung, Planner I Parvathi Nampoothiri, Manager of Urban Design Alida Tari, Manager, Access & Privacy Laura Gold, Council/Committee Coordinator

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 Development Services Committee meeting convened at 9:05 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Councillor Amanda Collucci arrived at 9:13 AM.

Regional Councillor Jack Heath arrived at 9:25 AM.

Committee recessed from 11:33 -11:47 AM, and from 1:30 – 2:00 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 7, 2021 (10.0)

Moved by Councillor Alan Ho
Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held June 7, 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 (Human Resources)

Debbie Lau, Human Resources Analyst, Human Resources, 5 years

Office of the Chief Administrative Officer (Fire & Emergency Services)

Kirby Crang, Captain, Fire & Emergency Services, 25 years
 Brendon Eatly, Captain, Fire & Emergency Services, 25 years
 George Fartsalas, Firefighter, Fire & Emergency Services, 25 years
 Robert Fex, Firefighter, Fire & Emergency Services, 25 years
 Warlito Gallenero, Captain, Fire & Emergency Services, 25 years
 Andrew Greenwood, Firefighter, Fire & Emergency Services, 25 years
 Mark Headecker, Captain, Fire & Emergency Services, 25 years
 Blair Kelly, Captain, Fire & Emergency Services, 25 years
 Jeffery Lefaive, Battalion Chief, Fire & Emergency Services, 25 years
 Ronald Lewis, Captain, Fire & Emergency Services, 25 years
 Jarrod Marshall, Captain, Fire & Emergency Services, 25 years
 Steven Rendall, Firefighter, Fire & Emergency Services, 25 years
 Richard Sordet, Captain, Fire & Emergency Services, 25 years
 Glenn Edwards, Firefighter, Fire & Emergency Services, 25 years

Community Services Commission

Christopher Gucciardi, Supervisor, Community Facility, Recreation Services, 10 years
 Henry Hua, Fitness Counsellor, Recreation Services, 5 years
 Tanya Lewinberg, Public Realm Coordinator, Operations, 5 years

Corporate Services Commission

Alida Tari, Manager, Access & Privacy, Legislative Services & Communications, 20 years
 William Gamble, Maintenance Assistant, Sustainability and Asset Management, 5 years

Development Services Commission

Dino Ciafardoni, Field Supervisor/Trainer, Building Standards, 20 years

Retirements

June:

Lilli Duoba, Manager, Natural Heritage, Development Services
 Richard Gonsalves, Working Supervisor, Waterworks, Community Services

July:

Sandra Tam, Senior Business Development Officer, Development Services
 Meg West, Manager of Business Planning and Projects, CAO's Office

5. DEPUTATIONS

Deputations were made regarding the following items:

- 1) 8.1-Markham Centre Secondary Plan Update Development Options Engagement Summary (10.0)
- 2) 10.2 City Of Markham Comments On Proposed Regional Official Plan Amendment No. 7 To Allow Urban Park Uses In The Greenbelt (10.0)
- 3) 11.1 Active Transportation Master Plan (City-Wide) (5.0)

6. COMMUNICATIONS**6.1 MARKHAM CENTRE SECONDARY PLAN UPDATE DEVELOPMENT OPTIONS ENGAGEMENT SUMMARY (10.0)**

Moved by Councillor Andrew Keyes
 Seconded by Deputy Mayor Don Hamilton

That the communication by Alfred Szeto regarding the Markham Centre Secondary Plan be received for information purposes.

Carried

6.2 CITY OF MARKHAM COMMENTS ON PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT NO. 7 TO ALLOW URBAN PARK USES IN THE GREENBELT (10.0)

Moved by Councillor Andrew Keyes
 Seconded by Deputy Mayor Don Hamilton

That the following communication providing comments regarding the Proposed Regional Official Plan Amendment No. 7 to Allow Urban Park Uses in the Greenbelt be received for information purposes:

1. Alexis Edgill Whalen
2. Don Given
3. Andre Willie
4. Angela Grella

5. Irene Ford
6. Kim Empringham (York Region Federation of Agricultural)

Carried

6.3 ACTIVE TRANSPORTATION MASTER PLAN (CITY-WIDE) (5.0)

Moved by Councillor Andrew Keyes
Seconded by Deputy Mayor Don Hamilton

That the following communication providing comments regarding the Active Transportation Master Plan be received for information purposes:

1. Elizabeth Tan
2. Peter Miasek
3. Steven Glassman

Carried

7. PETITIONS

There were no petitions.

8. PRESENTATION - DEVELOPMENT AND POLICY ISSUES

8.1 MARKHAM CENTRE SECONDARY PLAN UPDATE DEVELOPMENT OPTIONS ENGAGEMENT SUMMARY (10.0)

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

Stephen Lue, Manager of Development – Central, addressed the Committee and provided a summary of the stakeholder engagement for the future growth and evolution of Markham Secondary Plan. The following activities were undertaken as part of the consultation: small group workshops with Council Members, one on one meetings with Markham Centre landowners, a public survey on Your Voice Markham (the City's online engagement platform), a virtual public meeting on Zoom with small group discussions.

Mr. Lue thanked Parvathi Nampoothiri, Manager of Urban Design, Abhinav Sukumar, Planner II, Amanda Crompton, Planner II, Michelle Wong, Planner I, Melissa Leung, Planner I for their extensive project support.

John Gladki, Gladki Planning Associates Inc. provided a presentation entitled “Markham Centre Secondary Plan Update: Development Options Engagement Summary”.

Alfred Szeto, representing the New World Centre (Markham) Development Corporation, provided a deputation suggesting that Markham Centre needs to be developed to be a vibrant and exciting market centre. Mr. Szeto also suggested that the permitted height and density for this area should be increased, and that Civic Centre should remain in its current location.

Committee discussed the following relative to the Markham Centre Secondary Plan Update:

- Suggested that that more information will be needed on the capacity of the proposed transportation system, road network, stormwater management system, schools, community centres, and libraries prior to moving to next phase;
- Suggested that advice from the City solicitor may be required on portions of the Markham Centre Secondary Plan prior to finalizing it;
- Noted a framework will be required to arrive at some of the decisions regarding the Markham Centre Secondary Plan;
- Requested a Council Workshop on the development of the Markham Secondary Plan;
- Suggested that data on the percentage of residents in Markham Centre currently taking GO Transit be collected;
- Discussed the progress being made in regards to communications with Toronto Region Conservation Authority, Remington Group, and the Ministry of Transportation;
- Noted the need to have all partnering organizations on board to move forward with plans for Markham Centre;
- Suggested that the City needs to better understand where traffic is coming from in the Markham Centre (i.e. is it coming from Markham Centre, or from outside communities);
- Noted the preference to have the 407 Transitway aligned along the Southside of Highway 7 due to safety concerns;
- Suggested the following sites could be considered for parkland in Markham Centre: the ConStrata Site purchased by York Region on Rodick Road, the site across the street from the ConStrate site, and the area of the Kingdom site where the stormwater management pond is located, suggesting that the pond be tanked and used as parkland.

Mr. Lue advised that the purpose of today's session was to present the feedback gathered from the stakeholders on the future growth of Markham Centre. The next step will be to present a draft concept plan to Council. A Council workshop on the draft concept plan will be held at this time.

Mr. Lue also advised that Staff continue to meet with the Remington Group, the Toronto Region and Conservation Authority and the Ministry of Transportation to discuss matters pertaining to Markham Centre, such as the 407 Transitway, and routes 4 and 5. Some progress is being made at this time. The Toronto Region and Conservation Authority is supportive of the concept of creating a downtown Markham, and there is hope that the Ministry of Transportation will re-open the environmental assessment on the 407 alignment.

Mr. Lue further advised that staff are currently reviewing the capacity of Markham Centre, and that the park sites suggested by Regional Councillor Jones will be considered.

Moved by Regional Councillor Reid McAlpine

Seconded by Councillor Isa Lee

1. That the presentation and summary report, dated June 21, 2021, entitled "Markham Centre Secondary Plan Update Development Options Engagement Summary", be received;
2. That staff be authorized and directed to refine the Development Options for the Markham Centre Secondary Plan area based on the engagement summary and develop the Draft Development Concept plan with further public and stakeholder engagements; and
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JUNE 1, 2021 (10.0)

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Isa Lee

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

Carried

**9.2 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 12, 2021
 (16.11)**

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Isa Lee

1. That the minutes of the Heritage Markham Committee meeting held May 12, 2021, be received for information purposes.

Carried

**9.3 INFORMATION REPORT SECOND QUARTER UPDATE OF THE
 STREET AND PARK NAME RESERVE LIST**

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Isa Lee

1. That the report titled ‘Information Report Second Quarter Update of the Street and Park Name Reserve List’, be received; and,
2. That Council approve the revised Street and Park Name Reserve List set out in Appendix ‘A’ attached to this report; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9.4 NASCENT SHER (9704 MCCOWAN) INC. REQUEST FOR THE
 ASSIGNMENT OF ADDITIONAL SERVICING ALLOCATION FOR A
 MIXED USE MID RISE DEVELOPMENT AT 9704 MCCOWAN ROAD
 FILE NO. SC 18 174837 (WARD 6)**

Ron Blake provided an overview of the proposed increase in the number of units and confirmed that the revisions are permitted by the Official Plan and Zoning provisions in effect on the site. Mr. Blake also advised that the overall massing and layout is consistent with the original proposal, that the applicant is meeting the parking requirements, and that staff do not foresee any impact on traffic from the proposed change. Mr Blake further advised that notice is not required to be provided for the changes to the proposed development.

In response to an inquiry from the Committee, the applicant advised that the parking count increased from 195-203 parking spots as result of the change in the number of units. The Applicant also advised that programs for sharing cars, e-scooters, and e-bikes will be put in place to support alternative modes of transportation and to help alleviate traffic congestion in the area.

Councillor Amanda Collucci advised that the surrounding community supports the amendment to the proposed development.

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the memorandum titled “Memorandum, Nascent Sher (9704 McCowan) Inc., request for the assignment of additional servicing allocation for a mixed use mid rise development at 9704 McCowan Road, File No. SC 18 174837 (Ward 6)” be received; and,
2. That servicing allocation assigned to the subject development be increased from one hundred and twelve (112) dwelling units to one hundred and thirty one (131) dwelling units; and,
3. That the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed in a timely manner; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.5 SCHOOL ZONE TRAFFIC SAFETY UPDATE (ALL WARDS) (5.12)

Loy Cheah, Acting Director of Engineering, advised that the purpose of the memorandum is to advise the Development Services Committee that York Region Council recently approved the following with respect to school zones: 1) the new Provincial school zone speed limit sign; 2) the reduction of the speed limit in school zones on Regional roads by

10 km/h; and 3) applying a consistent approach in school zones adjacent to Regional roads. The objective of these changes is to create consistency, driver awareness, and safer conditions for students.

Committee discussed the following relative to the School Zone Traffic Safety Update:

Loy Cheah, Acting Director of Engineering, advised that the purpose of the memorandum is to advise the Development Services Committee that York Region Council recently approved the following with respect to school zones: 1) the new Provincial school zone speed limit sign; 2) the reduction of the speed limit in school zones on Regional roads by 10 km/h; and 3) applying a consistent approach in school zones adjacent to Regional roads. The objective of these changes is to create consistency, driver awareness, and safer conditions for students.

Committee discussed the following relative to the School Zone Traffic Safety Update:

- Inquired if flex posts were being installed in all school zones;
- Expressed concern relative to the reduced speed from 50 to 40 km/h in front of St. Patrick Elementary School located on Highway 7, and inquired where the speed limit will be dropped;
- Expressed concern with respect to the proposed reduced speed limit in front of Thornlea Secondary School when there are two sets of traffic lights located in front of the school;
- Suggested that speed limits in front of school zones should be considered on a case by case basis;
- Suggested the Kennedy Montessori School should also be included in the Regional school zone safety policy;
- Suggested that a signal needs to be installed on Highway 7 to allow crossings to Markham High so students can safely cross the road;
- Expressed concern that residents will miss the sign indicating the change in speed given the specific time period that the reduced speed only applies to;
- Questioned if the speed limit at Apple Creek Blvd and Warden Avenue needs to be reduced, as there are not that many students crossing the road and the nature of Warden Avenue;
- Discussed the pros and cons of the Region's photo radar pilot program and the potential use of it in school zones;
- Discussed a consistent speed limit in all school zones;
- Discussed whether the speed limit in local school zones on City streets should be reduced to 30 km/h.
- Inquired if Markham Council has any influence over the policy and requested that Regional Staff be invited to a Development Services Committee meeting to provide more information on the policy.

Mr. Cheah clarified that the speed limit and signage in local schools zones is fairly consistent across Markham, and that flex posts are only installed in local school zones that have a speeding issue and that are wide enough to install the posts. Mr. Cheah also agreed to discuss options that will permit students from Markham High School to safely cross Highway 7 with Regional Staff. Mr. Cheah will clarify with Regional Staff the exact section of Highway 7 where the speed limit will be reduced in the Saint Patrick Elementary School zone.

**Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea**

That the “School Zone Traffic Safety Update (All Wards)” be deferred to a Development Services Committee meeting in July, and that staff be directed to invite York Region staff to provide a presentation.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 RECOMMENDATION REPORT SCARDRED 7 COMPANY LIMITED APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT TO PERMIT 20 SINGLE DETACHED DWELLINGS ON THE NORTHERN PORTION OF 4038 HIGHWAY 7 (WARD 3) FILE NOS. SU/ZA 18 180309 (10.7, 10.5)

The Committee suggested that this item be deferred to the June 22, 2021 Development Services Committee meeting.

Moved by Councillor Andrew Keyes
Seconded by Councillor Alan Ho

1. That the staff report dated June 21, 2021, titled “Recommendation Report, Scardred 7 Company Limited, Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 20 single detached dwellings on the

northern portion of 4038 Highway 7 (Ward 3), File Nos. SU/ZA 18 180309”, be received; and,

2. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
3. That the applications submitted by Scardred 7 Company Limited to amend Zoning By-law 118-79, as amended, be approved and the draft Zoning By-law, attached hereto as Appendix A, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Draft Plan of Subdivision 19TM-18011 be approved, subject to the conditions set out in Appendix B of this report; and,
5. That the Director of Planning and Urban Design or his designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design or his designate; and,
6. That Draft Plan Approval for Plan of Subdivision 19TM-18011 will lapse after a period of three (3) years from the date of issuance in the event that a Subdivision Agreement is not executed within that period; and,
7. That servicing allocation for 20 units be assigned to Draft Plan of Subdivision 19TM-18011; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

deferred

10.2 CITY OF MARKHAM COMMENTS ON PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT NO. 7 TO ALLOW URBAN PARK USES IN THE GREENBELT (10.0)

Biju Karumanchery, Director of Planning and Urban Design, introduced the item advising that staff do not recommend that Council support active urban parkland in the Greenbelt corridors for the following reasons: 1) Markham has consistently planned for the use of the Greenbelt corridor and Natural Heritage System Lands for ecological, passive recreation and natural open spaces and to meet the City’s

sustainability objectives; 2) the provision of active parkland in the Greenbelt could adversely affect the amount of active urban parkland and greenspaces in the Future Urban Area and elsewhere in Markham if the City is required to provide parkland dedication credit for unanticipated urban parks in the Greenbelt; and 3) the relocation of active urban parkland to the periphery of the Future Urban Area could impact the City's ability to provide active parkland within walking distance to all residents.

Lilli Duoba, Manager of Natural Heritage provided a presentation entitled "Markham Comments, Proposed Regional Official Plan Amendment No. 7".

The following deputations were made on the proposed Regional Official Plan No. 7:

Don Givens, Malone Given Parsons, representing the Angus Glen Landowners Group, the Robinson Glen Landowners Group, the Victoria Glen Landowners Group and Ontario 121763 Ontario Ltd (within the Berczy Glen Block), provided a deputation in support of the amendment. Mr. Givens advised that the amendment will provide the flexibility to build communities with adequate parkland and trails in the Future Urban Area, where landowners do not have much land available for these purposes. Mr. Givens also advised that there is an urgent need to reconfigure the Angus Glen Golf Course to implement the Community Structure Plan for the Future Urban Area.

Catheryn Lyons, Goodmans, representing the Angus Glen Landowners Group, the Robinson Glen Landowners Group, noted that Green Belt Plan and the Letter from the Province presented by Don Given show that parkland has always been contemplated in the Greenbelt in the appropriate location and that the subject lands are located outside of the protective zone. Ms. Lyons also suggested that Markham's ability to take parkland would not be limited by a conversion of the land use from "agricultural" to "rural". Ms. Lyons further advised that if the City would like the privately own greenbelt lands for passive park use or ecological purposes that it would have to purchase the lands.

Irene Ford spoke in opposition to the proposed amendment to the York Regional Official Plan to allow urban park uses in the Green Belt. Ms. Ford expressed concern that the amendment would lead to a loss of biodiversity in Markham and Vaughan, and that it should not be supported without the proper policy framework in place.

Kim Empringham, representing the York Region Agricultural Association, supported the staff recommendation not to support the amendment to the York

Region Official Plan to allow urban park uses in the Greenbelt, but suggested that the land should continue to be protected to support agriculture uses. Ms. Empringham advised that urban agriculture on a smaller scale can continue to be farmed in a urban setting, and that these types of farms support local food production and farmers markets, which help make a complete community.

Committee discussed the following relative to the staff report:

- The difference between “active” versus “passive’ parkland;
- The amount of land that would be available for parkland (the land that is not currently a golf course) if land was converted from a “prime agricultural use” to “rural use”;
- The use of the lands for urban agricultural;
- The possible displacement of wildlife if the lands were used as an urban park;
- The implication on community design if parkland was directed to community edge locations with the Greenbelt;
- The private interest versus the public interest of increasing the amount of development lands by using land in the Greenbelt for parkland;
- The implications of not supporting the proposed amendment to the Angus Glen Secondary Plan;
- The possibility of working with staff to re-align the Angus Glen Golf Course without having to support the amendment to York Region Official Plan to permit urban parks in the greenbelt.
- The City’s authority to determine appropriate on the the Greenbelt lands if converted from “prime agricultural use” to a “rural use”, and the potential pressure that could be placed on Council to open up the uses.
- The need for further clarification from the City Solicitor, the Province, and York Region on the implication of changing use of the land from “prime” to “rural”;
- The process of conveying privately owned agricultural lands to public ownership to permit the lands to be used for passive park purposes;
- The implication of converting the land from “prime uses” to “rural uses” on the City’s environmental systems and targets;
- The possibility of setting precedence with respect to the opening up of Greenbelt lands for other uses if the amendment is approved.

Ms. Duoba advised that staff would support the re-alignment of the Angus Glen Golf Course, as an existing use in accordance with the Greenbelt policies. Ms.

Duoba also advised that the City would need to create a policy framework for the lands, as part of the update to Official Plan if they were converted from an “prime agricultural” to a “rural” use. Ms. Duoba further advised that the City would continue to decide where parkland is located, and it would continue to have control over the uses of the land if converted to a rural, but it would make it easier for uses to be challenged.

Committee suggested that this matter be deferred to allow an opportunity to obtain clarification from the City Solicitor, York Region, and the Province on the matter and the implications it will have on the Angus Glen Secondary Plan.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the staff report entitled ‘City of Markham Comments on Proposed Regional Official Plan Amendment No. 7 to Allow Urban Park Uses in the Greenbelt’ dated June 21, 2021 be received; and,
2. That Council not support the proposed ROPA 7 application to amend the Regional Official Plan to redesignate the Greenbelt Plan corridors in Markham from ‘Prime’ agriculture to ‘Rural’ agriculture to allow active urban parkland/ recreational uses on lands outside of natural heritage features and their vegetation protection zones; and,
3. That with the exception of permitting stormwater management facilities, trails and road/servicing infrastructure as provided for in the Markham Official Plan 2014, Council confirm support of the use of all of the Greenbelt Plan corridors in Markham for conservation, natural heritage restoration and passive recreational uses rather than active urban parkland and recreational purposes, consistent with the Markham Official Plan, the Future Urban Area Subwatershed Study, the approved Berczy Glen and Robinson Glen secondary plans and the Rouge North Management Plan; and,
4. That if the ROPA 7 application to amend the Regional Official Plan to redesignate Greenbelt Plan corridors in Markham from ‘Prime’ agriculture to ‘Rural’ agriculture is approved, that Markham Council not support active urban parkland and recreational uses and other non-agricultural uses in any resulting designation that may be required for the Greenbelt Plan corridors in Markham, and;

5. That this report and resolution be submitted to York Region and the Ministry of Municipal Affairs and Housing as Markham's comments on proposed Regional Official Plan Amendment No 7; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Deferred

10.3 RECOMMENDATION REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 1212763 ONTARIO LTD. TO FACILITATE APPROXIMATELY 371 GROUND-RELATED DWELLING UNITS ON PART OF LOTS 22 AND 23, CONCESSION 4, BERCZY GLEN COMMUNITY

(WARD 2) FILE NO.: PLAN 19 142694 (10.7, 10.5)

The Committee suggested that this matter be deferred to the June 22, 2021 Development Services Committee meeting

Moved by Councillor Andrew Keyes

Seconded by Councillor Alan Ho

1. THAT the staff report dated June 21, 2021 titled "RECOMMENDATION REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 371 ground-related dwelling units on Part of Lots 22 and 23, Concession 4, Berczy Glen Community (Ward 2)," be received; and,
2. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
3. That the application submitted by 1212763 Ontario Ltd. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix 'A' be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Draft Plan of Subdivision 19TM-19005 be approved, subject to the conditions set out in Appendix 'B' of this report; and,

5. That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix 'B', as may be amended by the Director of Planning and Urban Design or his designate; and,
6. That draft plan approval for Draft Plan of Subdivision 19TM-19005 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
7. That servicing allocation for 378.5 units be assigned to Draft Plan of Subdivision 19TM-19005; and,
8. That the Mayor and Clerk be authorized to execute a Construction Agreement with the Trustee of Berczy Glen Landowners Group Inc. or its successors in title for the construction of the bridge over Street 'A' (the "South Bridge") and new external sanitary sewers and, upgrades to the existing downstream sanitary sewer system that eventually connects to the York-Durham Sanitary Sewer on 16th Avenue (the "East Sanitary Upgrades") upon terms to the satisfaction of the Director of Engineering and the City Solicitor, or their respective designates; and,
9. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$8,000,000.00 to the Trustee of Berczy Glen Landowners Group Inc. for the design, contract administration, and construction costs associated with the construction of the South Bridge for the southerly east-west collector road (Street 'A') in the Berczy Glen Community; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Deferred

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

11.1 ACTIVE TRANSPORTATION MASTER PLAN (CITY-WIDE) (5.0)

Loy Cheah, Acting Director of Engineering, introduced the item.

Zibby Petch, IBI Group provided a presentation on the Active Transportation Master Plan.

The following deputations were made on the proposed Active Transportation Master Plan (City-Wide):

Peter Miasek advised that experts suggest that to reduce green house omissions and to combat climate change 50% of all short trips will need be made by alternative modes of transportation, suggesting that this will also help address the obesity epidemic. Mr. Miasek also spoke in regards to the Conference Board of Canada's 15 minutes city, and moving forward the Council approved John Street Multi Use Pathway.

Steve Glassman, Member of CPAC, spoke in regards to a motion passed at the June 17, 2021, Cycling & Pedestrian Advisory Committee in support of the proposed Active Transportation Master Plan and the John Street Multi Use Pathway. Mr. Glassman noted that the Committee voted unanimously in favour of the motion.

Amit Arora and her 10-year-old daughter spoke in support of the City's Active Transportation Master Plan and recognized the City's efforts in trying to make the roads safer for pedestrians and cyclist. Ms. Arora also spoke in support of proceeding with the John Street Multi Use Pathway, as it is an important connection to Markham's trail system.

Committee discussed the following relative to the staff report:

- Discussion relative to the importance of mitigating the impacts on climate change, and endorsement of this plan would assist ;
- Noted that more residents need to participate in active transportation to manage some of the City's transportation challenges;
- Discussed the use of multi-use pathway versus separated facilities;
- Expressed concern regarding the high cost of implementing the plan, and that it included the hiring of three new staff;
- Noted that the City has done a lot to advance active transportation in the absence of a plan, and unsure if this is an effective way to spend the tax dollars;
- Noted that Markham's climate prevents most residents from cycling in the winter months;
- Expressed concern that the City would not be able to implement the plan, as it is so ambitious;
- Discussion of future funding requirements, and it was noted that this project would be approved through the annual budget process each year;
- Requested that the full cost of delivering the master plan and the possible funding sources be presented at a Council Workshop;
- Noted the importance of connecting Markham's trail system with the Rouge National Urban Park.

Joel Lustig, Treasurer advised that Development Charges can only be used to fund the Active Transportation program if it is required to address growth. When Development Charges are permitted to be used to finance trails and pathways, typically 35% is still required to be funded through other sources. There is also additional maintenance and lifecycle costs once the trail is

completed. Staff will attempt to add the program to the Development Charges Background Study. Other ways to fund the program would be through reserve funds, or the tax base.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the staff report titled “Active Transportation Master Plan (City-wide)”, and the presentation by Zibby Petch of IBI Group be received; and,
2. That the Active Transportation Master Plan be endorsed in principle; and
3. That implementation funding of the Active Transportation Master Plan be assessed and included as part of the current Development Charges Bylaw update as appropriate; and
4. That decisions on individual projects and related sources of funding be made annually through the capital budget process; and,
- 5. That City move forward with the John Street Multi Use Pathway, and,**
6. That the City Clerk send a copy of this report and Council resolution to York Region, City of Richmond Hill and the City of Vaughan for information; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Lost

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

- 1. That further discussion on the Active Transportation Master Plan be deferred to a Council Workshop.**

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

14.1 PEDESTRIAN SAFETY ISSUE ON COPPER CREEK DRIVE

Councillor Khalid Usman advised that he received a letter from the York Catholic District School Board expressing concern that is unsafe for students to cross Cropper Creek Drive, and that the issue impacts five schools from York Region District School Board, and the York Catholic District School Board. Councillor Usman requested that staff prepare a report to address the matter as soon as possible, and suggested that a community meeting then be held to discuss the solution with the residents, as they do not support the road diet option.

Committee suggested that a cross walk with flashing lights may be suitable and safer than stops signs in this location. It noted that other schools with similar issues may also benefit from a crosswalk being installed.

Moved by Councillor Khalid Usman
 Seconded by Regional Councillor Jack Heath

That staff prepare a report and report back as soon as possible on potential options to address the pedestrian safety concerns on Copper Creek Drive.

Carried

14.2 GTA WEST CORRIDOR (HWY 413)

Regional Councillor Jim Jones inquired when the GTA West-Corridor (Highway 413) motion will be brought back to the Development Services Committee for its consideration.

15. ANNOUNCEMENTS

There were no announcements.

16. ADJOURNMENT

Moved by Councillor Irish
 Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 3:37 PM.

Carried