

Electronic Development Services Committee Meeting

Minutes

Meeting Number 16
July 8, 2021, 9:30 AM - 3:00 PM
Live streamed

Alternate formats for this document are available upon request

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	Marg Wouters, Senior Manager, Policy & Research
	Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship	Brad Roberts, Manager, Zoning and Special Projects
	Biju Karumanchery, Director, Planning & Urban Design	Marty Rokos, Senior Planner
	Bryan Frois, Chief of Staff	David Porretta, Manager of Traffic Engineering
	Ron Blake, Senior Development Manager, Planning & Urban Design	Hristina Giantsopoulos, Election & Committee Coordinator
	Francesco Santaguida, Assistant City Solicitor	Laura Gold, Council/Committee Coordinator
	Loy Cheah, Senior Manager of Transportation	Frank Clarizio, Director, Engineering
		Martha Pettit, Deputy Clerk

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 9:35 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Committee welcomed Frank Clarizio the new Director of Engineering.

Committee recessed from 11:38 – 11:50 AM, and recessed from 1:06 – 1:45 PM.

Councillor Amanda Collucci left the meeting at 11:30 AM and returned at 12:48 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. DEPUTATIONS

Deputations were made regarding the following items:

- 1) 8.1 - School Zone Traffic Safety Update
- 2) 9.1 - Copper Creek Drive Traffic Calming Project Update (Ward 7)

4. COMMUNICATIONS

4.1 COPPER CREEK DRIVE TRAFFIC CALMING PROJECT UPDATE (WARD 7) (5.12)

Note: Please refer to Item #9.1 for staff report.

The Communications for this item were received under agenda item No. 9.1- Copper Creek Drive Traffic Calming Project Update (Ward 7).

5. PETITIONS

Nimisha Patel submitted a petition regarding the Copper Creek Drive Traffic Calming Project Update. The petition was received under agenda item No. 9.1.

6. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

**6.1 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)
MINUTES – APRIL 15, 2021 AND MAY 20, 2021 (16.34)**

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held April and May 20, 2021, be received for information purposes.

Carried

**6.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES –
APRIL 12, 2021 (16.0)**

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held April 12, 2021, be received for information purposes.

Carried

7. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

**7.1 CITY OF MARKHAM COMMENTS TO THE PROVINCE ON A
MINISTER’S ZONING ORDER (MZO) REQUEST BY TUNG KEE
INVESTMENT LIMITED PARTNERSHIP REPRESENTING SOW
CAPITAL LIMITED (“THE OWNER”) TO THE MINISTER OF
MUNICIPAL AFFAIRS AND HOUSING (“MMAH”) TO PERMIT
A 332,149.85M2 EMPLOYMENT DEVELOPMENT AT 3143 19TH
AVENUE (WARD 2) FILE NO.: MZO 21 121854 (10.5)**

G. Day, ext. 3071

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

Ron Blake, Senior Manager of Development Planning, addressed the Committee and provided a summary of the staff report. The report provides the City’s comments on the Minister’s Zoning Order (MZO) submitted by Tung Kee Investment Limited representing SOW Capital Limited to permit the development of a film studio.

David McKay, MHBC Planning Urban Design & Landscaping Architecture, representing the applicant, provided a presentation on the proposed development.

Committee provided the following feedback relative to the staff report:

- Supported the project as it is anticipated to bring many economic benefits to Markham (i.e. jobs, a new industry, and supports the development of Markham as a destination);
- Thanked the applicant for protecting the natural heritage features on the site and for maintaining the buffer;
- Inquired if the applicant was willing to build a trail in the natural heritage resources located on the site and connect it to Markham's existing trail network;
- Discussed the future revenue the proposed development is anticipated to create and the timeframe for generating this revenue;
- Discussed the future of the Donald Cousens Parkway in this area;
- Expressed concern that the project will impact traffic congestion in the area, as there is currently minimal public transit servicing the area;
- Expressed concern that many development projects are proceeding through the MZO process, and questioned what the City is/has done to improve Markham's planning process;
- Recognized that the project would not meet its target timelines without proceeding through the MZO process and that the City would likely miss out on this opportunity if it proceeded through the City's regular planning process;
- Questioned if the applicant has a tenant lined up for the proposed film studio;
- Suggested that the City should find another location for the proposed Catholic Cemetery at 19th and Woodbine Avenue;
- Suggested that in the future, a GO station should be requested on the Stouffville or Richmond Hill line to serve this area;
- Noted that there may be some benefits to including a residential component to the proposed development;
- Suggested that the proposed film studio will help develop various types of employment in the new employment area and that it fits well with the vision for the area;
- Questioned if the proposed development will create high tech jobs for different age groups.

Mr. McKay responded to inquiries from the Committee, advising that the applicant has submitted the proposed development as an MZO due to the tight project timelines, and to seize the opportunity to build a film studio prior to producers looking elsewhere. The remainder of the project will include an office building and other ancillary uses, and proceed through the regular planning process. Mr. McKay noted that based on his experience working with York Region and the City of Vaughan, transit routes can be adjusted to address employment trends. Mr. McKay clarified that the original proposal included a residential component, but this component was

removed from the project as it does not comply with the City's Official Plan, noting there is substantial residential development being planned in the areas surrounding the development. It was also clarified that the film studio would use private servicing in the interim and that there is a potential tenant for the studio. Mr. McKay further advised that the proposed development will create a combination of high tech and low tech jobs for different age groups. Mr. McKay agreed to look into the timeframe the revenue forecast is based on, and into the possibility of enhancing/restoring the natural heritage feature on the site and developing a trail that connects to the City's existing trail network.

Biju Karumanchery, Acting Commissioner of Development Services advised that the City hired a consultant to review Markham's planning process. The consultant has provided a list of recommendations of which some have already been implemented. An update on this matter will be brought forward to the Development Services Committee in the early fall. Mr. Karumanchery noted that development applications are processed quickly in Markham in comparison to other municipalities, but recognized the need to make continuous improvements to the process.

Mr. Karumanchery advised that it would take 2.5 to 3 years for the project to be completed through the regular planning process, as there is currently no secondary plan for this area. Projects that were able to be expedited in the past already had a secondary plan in place. Staff support the MZO approach, as the proposed development is a great opportunity for Markham. Staff have worked with the applicant to ensure that the proposed project would not seriously compromise City and Regional interests. Mr. Karumanchery further advised that a joint study by both City staff and York Region have in the recent past recommended that the Donald Cousens Parkway Extension is not necessary.

Amendment to the Main Motion:

Moved by Regional Councillor Jack Heath

Seconded by Councillor Alan Ho

The City of Markham supports the proposed project by SOW Capital Limited to permit employment development at 3143 19th Avenue (Ward 2).

Carried

Main Motion:

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the report titled, "City of Markham Comments to the Province on a Minister's Zoning Order (MZO) request by Tung Kee Investment Limited Partnership representing SOW Capital Limited ("the Owner") to the Minister

of Municipal Affairs and Housing (“MMAH”) to permit a 332,149.85m² employment development at 3143 19th Avenue (Ward 2), File No.: MZO 21 121854”, dated July 8, 2021, be received; and,

2. **The City of Markham supports the proposed project by SOW Capital Limited to permit employment development at 3143 19th Avenue (Ward 2); and,**
3. That the City of Markham supports the Minister’s Zoning Order request, by Tung Kee Investment Limited Partnership representing SOW Capital Limited, subject to the recommended revisions to the Order, attached in Appendix ‘B’ to this Staff report; and,
4. That this report be forwarded to the Minister of Municipal Affairs and Housing, as the City of Markham’s comments on the MZO request by Tung Kee Investment Limited Partnership representing SOW Capital Limited for the lands at 3143 19th Avenue; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

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

Loy Cheah, Senior Manager of Transportation introduced the item.

Nelson Costa, Manager, Corridor Control and Safety, Transportation Services, provided a presentation entitled “New Signs and Lower Speed Limits in School Zones”.

The following deputations were made on the school zone traffic update:

Amit Arora supported using a consistent approach to address school zones, including reducing the speed limit in local school zones to 30 km per hour in local schools zones, and creating a buffer to help protect schoolchildren.

Nimisha Patel spoke in regards to the success of the City’s Active School Travel (AST) Pilot Project implemented at 9 elementary schools in Markham, suggesting that the program be extended to other school zones. Ms. Patel also supported the reduction of the speed limit in

school zones, and using the pop up pylons in other areas of Markham as a traffic calming measure.

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

- Requested the rationale for reducing the speed limit on Highway 7 to 40 km per hour by the Saint Patrick's Elementary School, suggesting that it should remain at 50 km per hour instead;
- Questioned why the speed limit was only being reduced on certain days and at certain times rather than at all times;
- Supported having flashing beacons in addition to the new provincial signs;
- Suggested that the changes to regional school zones will not reduce driver confusion;
- Expressed concern that residents will complain regarding getting more speeding tickets in regional school zones where the speed limit is being reduced;
- Suggested that the speed limit should be 40 or 50 km per hour (one consistent speed) in all school zones in York Region;
- Requested that the new safety measures be applied to the Kennedy Montessori school zone, as even though it is a small school there are traffic safety concerns that need to be addressed;
- Suggested that the reduction of the speed limit on Highway 7 by Saint Patrick Elementary School be postponed;
- Suggested that the speed limit be reduced to 30 km/per hour in local school zones.

Mr. Costa responded to inquiries from the Committee, advising that the challenge with having one consistent speed limit in all school zones is that the speed limit is typically set by the characteristics of road. For example, Highway 7 transitions between various speed limits, as its road characteristics vary. The speed limit is being dropped during rush hours on weekdays (rather than at all times), as motorists are already operating at reduced speed of approximately 10 km/per hour at this time. The speed limit will be reduced in the section of the road that is within 150 metres from the school in both directions during peak times. The changes are being made to help improve driver awareness, reduce confusion, to improve the enforceability of the regulations, and to protect vulnerable road users. The speed limit will not be further reduced in school zones on regional roads where the speed limit has already been reduced. The Region has also requested that flashing beacons be permitted to be used in addition to the new provincial sign.

Mr. Costa was requested to email Councillor Karen Rea the answers to her questions.

Moved by Regional Councillor Jack Heath
Seconded by Mayor Frank Scarpitti

1. That the memorandum dated June 21, 2021 entitled “School Zone Traffic Safety Update (All Wards), be received, and,
2. That the deputations by Amit Arora and Nimisha Patel on the “School Zone Traffic Safety Update (All Wards)”, be received, and,
3. That the Region be requested to assess the impact of its new school zone traffic safety measure and report back on the assessment to local municipalities, and,
4. That the City of Markham endorses York Region’s request to the Ministry of Transportation for the inclusion of flashing lights/beacons to the new school zone maximum speed limit signs, and
5. That this resolution be forwarded to York Region and the Ministry of Transportation, and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 COPPER CREEK DRIVE TRAFFIC CALMING PROJECT UPDATE (WARD 7) (5.12)

Loy Cheah, Senior Manager of Transportation, provided a presentation entitled “Copper Creek Drive Traffic Calming Project Update”.

The following deputation was made on the Copper Creek Drive Traffic Calming Project Update:

Nimisha Patel submitted a community petition advocating for safe pedestrian crossings on Copper Creek Drive. Ms. Patel noted that 94% of the 420 residents who signed the petition did not feel that implementing a road diet on Copper Creek Drive will provide for safe pedestrian crossings, as there will still be no place to safely cross in a 1.44 km stretch of road. Ms. Patel noted there has already been two accidents on Copper Creek Drive and advocated for the

installation of four way stop signs to ensure pedestrian can safely cross the street to access Harmony Park, retail, and school buses.

Committee discussed the following feedback on the Copper Creek Drive Traffic Calming Project Update:

- Suggested that voice of the community needs to be heard and that residents need to feel safe when crossing Copper Creek Drive;
- Supported the road diet as it will help reduce speeding on Copper Creek Drive, but suggested that additional safety measures that address the safe crossing of the road also need to be put in place;
- Supported the installation of PXOs (pedestrian crossings) over the installation of four-way stop signs on Copper Creek Drive;
- Noted that York Region School Boards should not be requiring students taking the school bus to cross Cooper Creek Drive, and suggested reaching out to the School Boards in this regard;
- Noted that there are challenges of installing four-way stops signs prior to them being warranted;
- Discussed installing 2 to 3 additional PXOs on Copper Creek Drive to permit for safe pedestrian crossing;
- Suggested that PXOs were needed to support the retail businesses, as residents need to be able to safely cross Copper Creek Drive to access the retail establishments;
- Expressed concern that residents may not be familiar with PXOs;
- Suggested PXOs be piloted on Copper Creek Drive and if effective be considered for other areas of Markham with similar issues;
- Suggested that opportunities for the reuse of installed PXO equipment be considered once traffic signals are warranted at Rizal and Copper Creek Drive;
- Suggested that the City needs to re-visit traffic calming measures previously used, such as raised intersections, and speed humps, noting that the City's Fire & Emergency Services staff no longer have an issue with these traffic calming measures;
- Suggested that residents will need to be educated on how to use the PXOs;
- Questioned if the PXOs will include smart technology so that the City can collect data on how many residents are using the crossing.

David Porretta, Manager of Traffic Engineering, advised that PXO technology does not currently have the capability to count the number of crossings. However, staff can install a video camera to observe how many residents are using the crossing.

Mr. Cheah responded to inquires from the Committee, advising that with the road diet installation staff do not object to the installation of the PXOs, but do not recommend this type of crossing under the current 4 lane road configuration and traffic operating conditions. This will

be the first installation of this type of PXO in Markham. Consequently, residents will need to be educated on how it works and it could take some time for pedestrians and motorists to become familiar with how it works. The PXO equipment could possibly be reused when signalization is warranted at Rizal and Copper Creek Drive, but it will be subject to the equipment lifecycle and condition. Staff can look at reducing the speed limit on Copper Creek Drive to 30 or 40 km/per hour once staff have had an opportunity to complete an appropriate monitoring period for the street.

Moved by Councillor Khalid Usman

Seconded by Mayor Frank Scarpitti

1. **That the Deputation by Nimisha Patel regarding the “Copper Creek Drive Traffic Calming Demonstration Project Update (Ward 7)” be received, and,**
2. **That the Communications by Raymond Wong, Legacy Community Ratepayers Association, Katherine and Dave Kalmbach, Community Letters submitted on behalf of Nimisha Patel (letters by an engineer, Juanita Nathan, York Region District School Board Trustee, Paul Calandra, MPP, James Ecker, former York Catholic District School Board Trustee, Dawn Adam, Senior Manager, Planning & Property Development Services, York Region District School Board and Joachim Tsui, Manager, Planning Services, Planning & Operations, York Catholic District School Board), regarding the “Copper Creek Drive Traffic Calming Demonstration Project Update (Ward 7)” be received, and,**
3. **That the community petition submitted by Nimisha Patel regarding the Copper Creek Drive Traffic Calming Project Update (Ward 7) be received, and,**
4. That the information memorandum entitled, “Copper Creek Drive Traffic Calming **Demonstration** Project Update (Ward 7)” be received; and
5. That the Copper Creek Traffic Calming **Demonstration** Project construction proceed to completion as scheduled; and
6. That staff monitor the performance and effectiveness following project completion to ensure satisfactory mitigation of traffic speeds and improved opportunities for safe pedestrian crossings; and
7. That staff implement intersection traffic control measures, such as all-way stops and traffic signals, subject to meeting Provincial warrant criteria prescribed by the Ministry of Transportation of Ontario; and

8. **That Staff install PXOs (pedestrian crossovers) at Copper Creek / Boswell, and at Copper Creek/ Rizal as soon as budget allocation is approved and design and construction can be procured; and,**
9. **That City of Markham write a letter to the York Region District School Board and the York Region Catholic District School Board requesting that school bus pick-up and drop-off stops on Copper Creek Drive be removed from the bus route where the school children have to cross the street; and further,**
10. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 RECOMMENDATION REPORT APPLICATION FOR SITE PLAN APPROVAL SUBMITTED BY LIVANTE HOLDINGS (BG PHASE V) INC. ON BLOCK 94, REGISTERED PLAN 65M-4328 (NORTH SIDE OF VETMAR AVENUE, WEST OF VICTORIA SQUARE BOULEVARD AND SOUTH OF WOODBINE AVENUE) TO FACILITATE A MIXED USE DEVELOPMENT (WARD 2) FILE NO. SPC 19 114746 (10.6)

Ron Blake, Senior Manager of Development Planning, addressed the Committee and provided a summary of the staff report regarding the site plan control applicant submitted by Livante Holdings Inc. to facilitate a mixed used development comprised of an 8 storey building with commercial uses on the ground floor, and 32 stacked townhomes.

James Koutsovitis, Gatzios Planning + Development Consultants Inc., representing the applicant, provided a presentation on the proposed development.

Committee discussed the following relative to the staff report:

- Mayor Frank Scarpitti requested more information on the elevations;
- Expressed concern regarding the design of the building;
- Suggested that there should be enough space for businesses to have patios facing Victoria Square Boulevard;
- Expressed concern regarding the reduction of parking, noting that the area is not on rapid transit;
- Questioned who has access to the rear-yard amenity space;

- Inquired if there was still room for boulevard trees with the reduction in the front setback from Woodbine and Victoria Square Boulevard.

Mr. Blake advised that staff support the reduction of parking spaces from 410 to 360 spaces due to the residential visitor spaces being shared with the commercial spaces, and alternative modes of transportation being incorporated into the development. For example, the development will include 94 bicycle parking spaces, a car share service for at least the first two years of occupancy, and sharing the commercial and residential visitor spaces takes advantage of the different times of peak parking demand for these uses. Mr. Blake further advised that the building was being brought closer to the street on Woodbine Avenue and on Victoria Square Boulevard to create a relationship between the pedestrian and pedestrian oriented uses that are being proposed at grade. Trees will still be planted on the boulevard on these streets.

Mr. Koutsovitis responded to inquiries from the Committee, advising that staff have also supported the 94 shared commercial and residential visitor parking spaces, as a shopping centre rate was applied for the commercial parking spaces (this rate requires a greater number of commercial parking spaces). Mr. Koutsovitis advised the reduction in parking for the residential units is minor. The number of spaces per unit was reduced from 1.25 to 1.18 parking spaces per unit. Mr. Koutsovitis clarified that a York Region Transit bus does service the area, but that he was unaware of frequency of the service. Mr. Koutsovitis further advised that the stacked townhomes on the ground floor will have access to the rear-yard amenity space and units on the second or third floor will have balconies or rooftop terraces.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report titled “Application for Site Plan Approval submitted by Livante Holdings (BG Phase V) Inc. on Block 94, Registered Plan 65M-4328 (north side of Vetmar Avenue, west of Victoria Square Boulevard and south of Woodbine Avenue) to facilitate a mixed use development (Ward 2)” be received; and,
2. That the Site Plan application (SPC 19 114746) submitted by Livante Holdings (BG Phase V) Inc., to facilitate the development of an 8 storey building and 3 storey stacked townhouses with a total of 224 residential units and 1680 m² of commercial space (Ward 2) be endorsed in principle, subject to the conditions in Appendix ‘A’, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate; and,
3. That Site Plan Endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that time period; and,

4. That Council assign servicing allocation for a maximum of 224 dwelling units; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no other business.

14. ANNOUNCEMENTS

There were no announcement.

15. ADJOURNMENT

The Development Services Committee adjourned at 4:34 PM.