

Special Development Services Committee Minutes

Meeting Number 21
October 18, 2021, 9:00 AM - 11:00 AM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design	Darryl Lyons, Manager, Policy Marg Wouters, Senior Manager, Policy & Research Hristina Giantsopoulos, Election & Committee Coordinator John Wong, Technology Support Specialist II Rajeeth Arulanantham, Administrative Assistant

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

The Special Development Services meeting was briefly paused at 11:28 AM to convene and recess the General Committee Meeting.

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

3.1 SUPPLEMENTARY REPORT: CITY OF MARKHAM COMMENTS ON YORK REGION'S GROWTH FORECAST AND LAND NEEDS ASSESSMENT TO 2051 (10.0)

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide a brief introduction to the item and indicated that today's presentation will provide information regarding the impacts of various intensification scenarios to the City as requested at the previous Development Services meeting on October 12, 2021. He introduced Marg Wouters, Senior Manager, Policy & Research, who presented the scenarios and Paul Freeman, Chief Planner, York Region, who was present to respond to questions.

Marg Wouters addressed the Committee and provided an overview of three additional growth scenarios to 2051 provided by the Region and noted that Regional staff recommend the 50%-55% intensification rate scenario, which assumes an intensification rate of 56% for Markham. The preliminary analysis for a Region-wide 60% intensification scenario assumes a 68% intensification rate for Markham.

The following deputations were heard:

Peter Miasek, Unionville Residents Association, addressed the Committee in support of a Regional intensification rate of 60% and subsequently an intensification rate of 68% for the City. He indicated that this intensification rate would result in a land need of 200 hectares for community lands and an additional 200 hectares for employment lands for the City. Mr. Miasek indicated that this was preferred over a lower Regional intensification rate of 50%-55% where

Markham would be assigned 925 hectares of land for community use which may be underutilized depending on the continuation of market trends towards higher density units.

Claudio Brutto, Brutto Consulting, addressed the Committee to express concerns about the location of the proposed employment area expansion lands. Mr. Brutto requested that the proposed employment lands in the vicinity of the Almira hamlet and on the west side of Kennedy Road instead be designated for community use to prevent potential land use conflicts.

The Committee thanked the deputants for their comments and attending the meeting.

There was a lengthy discussion on the intensification scenarios and their impact to the City with respect to land needs as follows:

- The amount of whitebelt and community land that would be required with a Region-wide intensification rate of 60%;
- The allocation of the required lands;
- The importance of limiting urban expansion;
- The Regional recommendation of the 50%-55% versus 60% intensification scenarios;
- Concerns with assumptions made regarding ~~the current~~ market demand and their relevance in the future;
- The effects of climate change and how it may have been factored in the recommendations;
- The way in which intensification targets are met and whether there is the ability to undertake a phased approach of between 50%-60%;
- The original date that Regional Council directed that an intensification rate of 50% be assumed in the forecast and land needs assessment;
- The impact of a Regional intensification rate of 55% on the City;
- The need for various forms of housing in the future in consideration of the current trend where people are remaining in their existing homes and making modifications to accommodate current needs;
- Consideration for providing housing types other than high-rise development;

- The rate of intensification and density of Markham, York Region and the GTA in relation to the rest of North America;
- The intensification rate of York Region in relation to that of the City's;
- Concerns with employment lands and residential communities co-existing in the same area, for example, in Almira;
- The use of buffers between existing residential areas and future employment lands;
- Need for consideration of a balanced approach to growth and intensification with emphasis on public transit and the delivery of the Yonge Subway;
- A suggestion that a Regional intensification rate of 55% be supported;
- The relationship between the Regional intensification rate and the amount of transportation investment funding from the Province;
- The need to plan for and integrate intensification where there are planned and existing transit stations;
- Concerns with development north of Major Mackenzie which is further away from rapid transit routes;
- That increased intensification along Highway 7 may provide for a transit oriented community and reduce the amount of land taken away from agriculture;
- A suggestion that a Regional intensification rate of 60% be supported;
- Consideration that Donald Cousens Parkway be expanded to accommodate future traffic and growth;
- Concerns that a Regional intensification rate of 60% may preclude the development of a needed variety of housing types; and,
- The impact of the overall plan to the 9 local municipalities, only 3 of which have whitebelt lands.

Marg Wouters provided comparative information in relation to the various intensification rate scenarios and the land needs that would be required for them. She further indicated that the appropriate location of required expansion lands in Markham will be assessed once a preferred growth scenario is endorsed by Regional Council.

Paul Freeman advised that the previous direction by Regional Council was to assume a 50% Region-wide intensification rate in the 2051 growth forecast and land needs assessment and that there have been a number of changes to the Growth Plan that have affected the growth forecast since that direction was received. He indicated that the Regional staff preferred scenario reflects a balanced approach over the next 30 years in which to accommodate the projected population growth of 800,000 across the Region's nine municipalities and that there has been a shift to higher density developments in the past 10 years. The Province has provided direction that the Regional Official Plan must accommodate growth for the entire 30 year period.

The Committee discussed revisions to clause 7 of the staff recommendations regarding York Region's Transportation Master Plan Update and voted on clause 3 recommending support for a 60% Region-wide intensification scenario separately from the main motion.

The Committee thanked staff for all the work in putting together the scenarios to assist with today's discussion.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the staff report entitled "Supplementary Report: City of Markham Comments on York Region's Growth Forecast and Land Needs Assessment to 2051" dated October 12, 2021 be received; and,
2. That Markham staff work with the Region to confirm the location of lands to be included in an urban area expansion in Markham; and,
3. That any whitebelt lands in Markham that are not needed to accommodate 2051 growth not be designated as 'Future Urban Area', but rather maintain a non-urban (agriculture or similar) designation in the Regional Official Plan and Markham Official Plan; and,
4. That the Region's proposed employment area expansion lands be reconfigured to exclude the Almira hamlet as shown in Attachment 2 to this report; and,
5. That the Region's Transportation Master Plan Update consider the option of maintaining the current 2-lane cross-section for 19th Avenue through the Almira hamlet; and,
6. **That Markham supports the Region's Transportation Master Plan Update and higher order transit along Major Mackenzie and expansion of the Frequent Transit Network to service the proposed expansion lands**

in north Markham and that the Region and area municipalities continue to advocate for funding from the Province of Ontario that delivers the transit linked to the proposed growth; and,

7. That this report and associated Council resolution be forwarded to York Region as Markham Council's comments on the proposed 2051 forecast and land needs assessment; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

That Markham Council recommends that Regional Council adopt the 60% intensification scenario.

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

That the deputations and written communications from Claudio Brutto, Peter Miasek be received.

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the staff report entitled "Supplementary Report: City of Markham Comments on York Region's Growth Forecast and Land Needs Assessment to 2051" dated October 12, 2021 be received; and,
2. **That Markham Council defer any comments on the preferred growth scenario until York Region completes its analysis of other intensification scenarios (as per the September 16, 2021, York Region Council motion) and any follow up that results from the Special Regional Council Meeting being held on October 21st, 2021. And That Markham Council urges**

Regional Council to analyze Regional scenarios where the derived intensification rate for Markham is at 60%; and,

3. That Markham staff work with the Region to confirm the location of lands to be included in an urban area expansion in Markham; and,
4. That any whitebelt lands in Markham that are not needed to accommodate 2051 growth not be designated as 'Future Urban Area', but rather maintain a non-urban (agriculture or similar) designation in the Regional Official Plan and Markham Official Plan; and,
5. That the Region's proposed employment area expansion lands be reconfigured to exclude the Almira hamlet as shown in Attachment 2 to this report; and,
6. That the Region's Transportation Master Plan Update consider the option of maintaining the current 2-lane cross-section for 19th Avenue through the Almira hamlet; and,
7. That the Region's Transportation Master Plan Update **include** the opportunity for higher order transit and expansion of the Frequent Transit Network to service the proposed expansion lands in north Markham; and,
8. That this report and associated Council resolution be forwarded to York Region as Markham Council's comments on the proposed 2051 forecast and land needs assessment; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

4. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Reid McAlpine

That the Special Development Services Meeting adjourn at 11:59 AM.

Carried