

Electronic Development Services Committee Meeting Minutes

Meeting Number 22
October 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 Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Adam Grant, Fire Chief Stephanie DiPerna, Acting Director, Building Standards Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Joel Lustig, Treasurer	Ronji Borooah, City Architect Loy Cheah, Senior Manager of Transportation Stephen Kitagawa, Acting Manager, Development - West Darryl Lyons, Manager, Policy Stephen Lue, Manager, Central District John Yeh, Manager, Strategy & Innovation Amanda Crompton, Planner II Hristina Giantsopoulos, Election & Committee Coordinator Laura Gold, Council/Committee Coordinator Mary-Jane Courchesne Mary Caputo, Manager of Development, West District Lawrence Yip, Senior Planner, Urban Design Parvathi Nampoothiri, Manager of Urban Design

Ron Blake, Senior Development
 Manager, Planning & Urban Design
 Francesco Santaguida, Assistant City
 Solicitor

Nhat-Anh Nguyen, Senior Manager,
 Development & Environmental Engineer

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.

Deputy Mayor Don Hamilton arrived at 9:25 AM

Councillor Amanda Collucci arrived at 9:30 AM

Councillor Irish left the meeting at 9:45 AM and returned at 12:45 PM

Committee recessed from 11:45 AM to 12:30 PM.

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 was none disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 12, 2021 (10.0)

Moved by Mayor Frank Scarpitti
 Seconded by Regional Councillor Jack Heath

1. That the minutes of the Development Services Committee meeting held October 12, 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

Gabrielle, Anifowose, Property Appraiser & Negotiator, Legal Services, 5 years

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

Steve Romanowitch, Training Officer, Fire & Emergency Services, 20 years

Shawn Dinn, Firefighter, Fire & Emergency Services, 20 years

Stephen Morrow, Captain, Fire & Emergency Services, 20 years

Michael Perry, Captain, Fire & Emergency Services, 20 years

Ryan Best, Captain, Fire & Emergency Services, 20 years

Jeffrey Leps, Captain, Fire & Emergency Services, 20 years

Nicole Egan, Firefighter, Fire & Emergency Services, 20 years

Shawn Lavigne, Firefighter, Fire & Emergency Services, 20 years

Jacob Rathgeber, Firefighter, Fire & Emergency Services, 5 years

Community Services Commission

Mark Jarvis, Working Supervisor, Waterworks, Environmental Services, 30 years

James Wilson, Backhoe Operator, Operations, 20 years

Christopher Bridson, Working Supervisor, Waterworks, Environmental Services, 15 years

Andrew Dancy, Labourer/Driver, Operations, 15 years

Timothy Dworak, Truck Driver, Operations, 15 years

Daniel Foster, Labourer/Driver, Operations, 15 years

Michael Teggart, Instrumentation Specialist, Environmental Services, 5 years

Giuseppe Pagnello, Labourer/Driver, Operations, 5 years

Corporate Services Commission

Tannis Weatherill, Assistant to Council/Committee, Legislative Services & Communications, 35 years

Martin Frowen, Technology Support Coordinator, Information Technology Services, 25 years

Development Services Commission

Chelva Subramaniam, Engineering Technologist/Inspector, Engineering, 35 years

Terry Tice, Outside F/T Complement, Economic Growth, Culture and Entrepreneurship, 30 years

Syed Sultan, Development Engineer, Engineering, 10 years

Jacqueline Quan, Process Management Administrator, Planning & Urban Design, 10 years

Andrew Rosenfarb, Facility & Production Manager, Economic Growth, Culture and Entrepreneurship, 5 years

Abbie Kar, Senior Planner, Planning & Urban Design, 5 years

Parvathi Nampoothiri, Manager, Urban Design, Planning & Urban Design, 5 years

Retirements

Retired at the end of September after 27 years with the City:

Pablo Cufre, General Repair/Chief Operations, Recreation Service

Retired at the end of September after 10 years with the City:

Bradley Fraser, Sign Maintenance, Operations Department

New Hires

For the month of September:

Mary Caputo, Manager, Development, Planning & Urban Design

Anthony Fabrizi, Assistant Manager, Bylaw Services, Legislative Services and Communications

Nefeli Mitrovgenis, Parks Renaissance Planner, Operations

Promotions and Transfers

For the month of September:

Andrew Davidson, General Repair/Chief Operations, Recreation Services

Syed Jafar Rizvi, Contact Centre Representative, Legislative Services & Communications

Erica Alligood, Assistant to Council/Committee, Legislative Services & Communications

Aaron Smith, Senior Infrastructure Project Engineer, Environmental Services

5. DEPUTATIONS

There were deputations for the following item:

9.1 Yonge Corridor Land Use and Built Form Study – Interim Report (10.0)

Refer to item 9.1 for more information on the deputations..

6. COMMUNICATIONS

6.1 COMMUNICATION - YONGE CORRIDOR LAND USE AND BUILT FORM STUDY – INTERIM REPORT (10.0)

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

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the communication submitted by Jeffrey Streisfield, Land Law providing comments on the above subject matter be received.

Carried

6.2 COMMUNICATION - RECOMMENDATION REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT FOR THE VICTORIA GLEN SECONDARY PLAN IN THE NORTH MARKHAM FUTURE URBAN AREA, NORTH OF ELGIN MILLS ROAD E, EAST OF VICTORIA SQUARE FILE NO: PLAN 19 129512 WARD 2 (10.3)

Note: Please refer to Item #9.4 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Councillor Alan Ho

1. That the communication submitted by Michael Auduong, Senior Planner, Armstrong Planning providing comments on the above subject matter be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – OCTOBER 5, 2021 (10.0)

Moved by Councillor Khalid Usman
Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held October 5, 2021, be confirmed.

Carried

8.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – JUNE 17, 2021 (16.34)

Moved by Councillor Khalid Usman
Seconded by Councillor Andrew Keyes

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held June 17, 2021, be received for information purposes.

Carried

8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JUNE 7, 2021 (16.0)

Moved by Councillor Khalid Usman
Seconded by Councillor Andrew Keyes

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held June 7, 2021, be received for information purposes.

Carried

8.4 RECOMMENDATION REPORT AUTHORIZATION FOR SUBMISSION OF A MINOR VARIANCE APPLICATION BY BOXGROVE COMMERCIAL EAST INC. ON THE LANDS MUNICIPALLY KNOWN AS 500 COPPER CREEK DRIVE (WARD 7) (10.0)

Biju Karumanchery, Director, Planning & Urban Design, clarified that this report is provide the owner with the authorization to apply to the Committee of Adjustment for a variance for the provision of Zoning By-Law 177-96 before the second anniversary of the day on which the by-law was approved. Mr.

Karumanchery further clarified that the owner is requesting the authorization to apply for a Minor Variance Application in the future, as the spaces and uses of future tenants may trigger the need. Mr. Karumanchery confirmed that the owner's request does not include a request to increase the height of the proposed development.

Moved by Councillor Karen Rea

Seconded by Councillor Khalid Usman

1. That the report dated October 25th, 2021 and titled "Authorization for Submission of a Minor Variance Application by Boxgrove Commercial East Inc. on lands municipally known as 500 Copper Creek Drive (Ward 7)", be received; and,
2. That in accordance with the provision of subsection 45(1.4) of the Planning Act R.S.O. 1990, c P13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 177-96, before the second anniversary of the day on which the by-law was approved by Council; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 AUTHORIZATION FOR SUBMISSION OF A MINOR VARIANCE APPLICATION BY 30 HERITAGE DEVELOPMENTS LTD. ON LANDS MUNICIPALLY KNOWN AS 30 HERITAGE ROAD (WARD 4) FILE NO: PLAN 20 106216 (10.0)

Moved by Councillor Karen Rea

Seconded by Councillor Khalid Usman

1. That the report dated October 25th, 2021 and titled "Authorization for Submission of a Minor Variance Application by 30 Heritage Developments Ltd. on lands municipally known as 30 Heritage Road (Ward 4). File No: PLAN 20 106216", be received;
2. That in accordance with the provision of subsection 45(1.4) of the Planning Act R.S.O. 1990, c P13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 1229, before the second anniversary of the day on which the by-law was approved by Council; and

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.6 BOX GROVE RESIDENTIAL EAST INC. TECHNICAL BY-LAW AMENDMENT TO BY-LAW 2018-106 FOR TOWNHOUSE DEVELOPMENT AT THE NORTH-WEST CORNER OF COPPER CREEK DRIVE AND DONALD COUSENS PARKWAY (WARD 7) (10.0)

Committee consented to place this item on the October 13, 2021 Council Agenda for its consideration.

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the memorandum titled “Box Grove Residential East Inc., Technical By-law amendment to By-law 2018-106 for townhouse development at the north-west corner of Copper Creek Drive and Donald Cousens Parkway (Ward 7)”, be received; and,
2. That By-law 2018-106 be amended to add a provision not requiring parking for accessory dwelling units; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 YONGE CORRIDOR LAND USE AND BUILT FORM STUDY – INTERIM REPORT (10.0)

Arvin Prasad, Commissioner of Development Services, advised that on March 18, 2021, Metrolinx released its Initial Business Case for the Yonge North Subway Extension. The Initial Business Case proposed up to four stations, including Steeles, Bridge, High Tech and one additional neighbourhood station at Cummer, Clark or Royal Orchard. On July 16, 2021 the Government of Ontario, in partnership with the Government of Canada, announced Clark Station as the 4th station along the extension. The City is undertaking a land use and built form study to confirm the transit-oriented community potential surrounding the Royal Orchard, Clark, and Steeles station areas based on the direction that was provided to staff at the May 3, 2021 Development Services Committee meeting.

Darryl Lyons, Manager of Policy, spoke briefly about the vision for a transit-oriented community, and highlighted some of the key elements of the draft land use concepts, including: appropriate transition of development toward Dudley Avenue and Inverlochy with heights peaking along Yonge Street, the redevelopment of larger retail sites to create a mix of housing, retail and jobs, and opportunities to deliver on a range of priorities, such as parks, seniors and affordable housing, and community facilities. Mr. Lyons advised that staff will also be undertaking additional work to better understand employment opportunities along the corridor. Mr. Lyons provided his sincere appreciation to staff and the consultant team for their hard work and dedication to the project to date.

Craig Lametti, Urban Strategies, provided a presentation on the Yonge Corridor Land Use and Built Form Study.

The following deputations were made on the Yonge Corridor Land Use and Built Form Study:

Nick Pileggi, Macaulay Shiomi Howson Ltd., representing the Times Group Corporation, owner of the Esso gas station currently located at the north-east corner of Yonge Street and Steeles Avenue, advised that his client was generally in support of the study. Mr. Pileggi supported the height, density, and guiding principles referenced in the study, but suggested that the City consider a different angular plane for this area that differs from the typical 45-degree angular plane. Mr. Pileggi also supported the City conducting a study on office space for this area, but noted that non-residential uses can come in many forms.

Maria Gatzios, Gatzios Planning, representing Greencapital GP Corporation, plaza owner on the north-east corner of Royal Orchard Boulevard and Yonge Street and a large property on the Vaughan side of Yonge Street, suggested that the lands on the north-east corner of Royal Orchard and Yonge Street remain for residential and retail purposes. Ms. Gatzios did not think it was an appropriate location for a community facility, or for large amounts of office space. Ms. Gatzios advised that there is a significant amount of proposed development on the Vaughan side of Yonge Street that is not shown in the land use concepts or referenced in the study that will impact Markham. Ms. Gatzios suggested that staff check the Major Transit Station Areas boundary, and noted that the statistics were unclear as they only included the Markham information.

The Committee provided the following feedback relative to the Yonge Corridor Land Use and Built Form Study:

- Suggested that the City needs to better understand what is happening on the west side of Yonge Street (the Vaughan side) to build a strong business case that a Royal Orchard Subway Station is needed;
- Requested that project updates could be provided to Council via memorandums;
- Suggested that the City look at how the City of Toronto transitioned height and density at Yonge and Sheppard/Yonge and Finch to established neighbourhoods.
- Questioned if the population and employment statistics provided are just for Markham or if they also include Vaughan;
- Discussed the concentration of density in areas of close proximity to the proposed subway stations (e.g. areas within a 5 to 10 minute walk from the proposed Clark Station).

Mr. Lyons advised that he will follow-up with the City of Vaughan in regards to proposed development on the west side of Yonge Street so that that the City has a better understanding of what is being envisioned on both sides of the street.

Mr. Lametti advised that the statistics included in the presentation only include new and total (existing + new) forecasted population and employment figures for Markham.

Mayor Frank Scarpitti advised that he continues to advocate to the Province for a Royal Orchard Subway Station.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jack Heath

1. **That the deputations by Nick Pileggi, Macaulay Shiomi Howson Ltd (representing the Times Group Corporation), and Maria Gatzios, Gatzios Planning (representing Greencapital GP Corporation, plaza owner on north east corner of Royal Orchard Boulevard and Yonge Street, and a large property on the Vaughan side of Yonge Street), regarding the “Yonge Corridor Land Use and Built Form Study – Interim Report” be received; and,**
2. That the report dated October 25, 2021 entitled “Yonge Corridor Land Use and Built Form Study – Interim Report” be received;
3. That the Presentation dated October 25, 2021 entitled “Yonge Corridor Land Use and Built Form Study – Interim Findings Presentation” be received;

4. That the Yonge Corridor Land Use and Built Form Study Interim Report and Presentation be released for public consultation and input towards the preparation of the final Yonge Corridor Land Use and Built Form Study; and
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 IMPLEMENTATION OF RECOMMENDATIONS FROM THE DEVELOPMENT REVIEW PROCESS ASSESSMENT (10.0)

Arvin Prasad, Commissioner of Development Services, provided a presentation on the status of implementing KPMG's recommendations for Markham's development review process.

Committee discussed the following relative to the presentation:

- Questioned how these recommendations will lead to improvements to the development review process;
- Discussed legislative barriers that impact the development review process, and the need for more reform at the Provincial level (e.g. outside agencies that are required to review planning applications take too long to provide comments);
- Discussed adding a dashboard to ePLAN to make it easier for applicants and other stakeholders to use (i.e. that tracks the status of the application, notifies users when comments have been submitted, and has a payment interface);
- Noted that complaints are typically in regards to the review process taking too long;
- Noted that smaller developers have found ePLAN challenging to use when applying for a building permit;
- Requested that the applicant be copied on all staff communications with their respective consultants;
- Questioned if the stakeholders were reached out to as part of the audit of the development review process, and if smaller developers were also consulted.

The following responses to inquiries from the Committee were provided:

Mr. Prasad advised that the review identifies barriers and makes recommendations for improving the development review process. This process benefits the applicant, as it leads to a more streamlined development review process. Mr. Prasad agreed to look into the possibility of adding a dashboard and notification feature to ePLAN.

John Yeh, Manager of Strategy and Innovation, advised that as part of the audit public consultation sessions were held with developers and consultants.

Mr. Prasad clarified that educating applicants on providing all required information at the time the application is submitted will help expedite the development review process.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

1. That the report dated October 25, 2021 entitled “Implementation of Recommendations from the Development Review Process Assessment” be received;
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 RECOMMENDATION REPORT VICTORIA GLEN COMMUNITY DESIGN PLAN (WARD 2) (10.0)

The Committee agreed to discuss Item Nos. 9.3 and 9.4 together, as the items are related.

Arvin Prasad Commissioner of Development Services, advised that the purpose of Item No. 9.3 is to highlight key elements of the Victoria Glen Community Design Plan. While the purpose of Item No. 9.4 is to adopt the Official Plan Amendment submitted by the Victoria Glen Landowners Group to facilitate the creation of the Victoria Glen Secondary Plan within Markham’s Future Urban Area, subject to the finalization of the Community Design Plan to the satisfaction of the Director of Planning and Urban Design.

Emily Grant, Malone Given Parsons, and Dan Ridgeway, MBTW Group, provided a presentation on the proposed Victoria Glen Community Design Plan, and Victoria Glen Secondary Plan.

Ms. Grant and Mr. Ridgeway displayed and provided clarification on some of the visuals that were included in the presentation (i.e. the thick green line is the boundary of the greenway system).

The Committee discussed the following relative to the Recommendation Reports:

- Questioned how backlotting of residential properties onto the greenery is being addressed;
- Discussed the proposed trail route, suggesting it should continue along the greenway to the swim pond;
- Questioned if the Secondary Plan will permit duplexes and triplexes;
- Emphasized the importance of having pedestrian connections across the valley lands, and to the employment lands;
- Requested staff look into whether the City can limit the number of secondary suites to one in the Secondary Plan;
- Expressed concern that the Secondary Plan has too much backlotting, noting the greenway should be for everyone to enjoy;
- Questioned if the trail will include separate cycling and pedestrian facilities or a shared multi-use pathway;
- Questioned if there is a way to regulate front yard maintenance for homes fronting major roads;
- Noted that the City needs to strategically determine the location of where trees are planted to ensure that they have enough space to thrive;
- Questioned what will happen if the wetlands are re-designated by the Province;
- Suggested that the Secondary Plan should include purpose built rentals, affordable housing, community gardens, and off-leash dog parks;
- Requested that a gate/entry feature be included at Elgin Mills & Victoria Square Boulevard;
- Noted that the residents of Victoria Square would like Victoria Square to include a main street with street parking, similar to Main Street Unionville or Main Street Markham.

Mr. Karumanchery advised that staff are undertaking a citywide analysis with respect to where off leash dog parks will be most appropriately located. Mr. Karumanchery further advised that matters such as front yard maintenance, and the permitted width of townhomes will be addressed through the development application process (Draft Plan and Zoning By-law).

Frank Clarizio, Director of Engineering, advised that Committee's suggestions regarding Elgin Mills and Victoria Square Boulevard will be considered by staff as part of the work being done on the revitalization of Victoria Square. Mr. Clarizio noted that the widening of Elgin Mills will reduce the boulevard and that this will need to be considered when reviewing Committee's suggestions.

Loy Cheah, Senior Manager of Transportation, advised that the design of a trail, whether a trail will include separate cycling and pedestrian facilities or a multiuse pathway, is determined on a case by case basis and on prevailing conditions and factors.

Amanda Crompton, Planner II, advised that the wetland is currently shown as part of the greenway, as the lands are provincially designated as wetlands. Ms. Crompton further advised that the Secondary Plan includes site-specific policies that allow for the potential relocation of these wetlands in the event that they are de-listed in the future by MNRF..

Ms. Grant advised that she is working with staff to resolve the backlotting issue. Ms. Grant noted some backlotting is included in the Secondary Plan due to the grading of the proposed development relative to the greenway, explaining that walkouts can help address differentials in grading.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. That the report entitled, “Recommendation Report, Victoria Glen Community Design Plan (Ward 2)” be received; and,
2. That the Victoria Glen Community Design Plan, dated May 2021, prepared by MBTW | WAI, be endorsed by Council subject to all outstanding issues being finalized, including matters such as further reduction of backlotting along the Greenway System, to the satisfaction of the Director of Planning and Urban Design; and,
3. That the urban design principles and guidance contained in the Victoria Glen Community Design Plan be used in the evaluation of development applications within the Victoria Glen Secondary Plan area; and,
4. That the design guidance be implemented by the plans to be approved and the conditions of draft plan approval and subdivision and site plan agreements within the Victoria Glen Secondary Plan area, as appropriate; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.4 RECOMMENDATION REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT FOR THE VICTORIA GLEN SECONDARY PLAN IN THE NORTH MARKHAM FUTURE URBAN AREA, NORTH OF ELGIN

**MILLS ROAD E, EAST OF VICTORIA SQUARE FILE NO: PLAN 19
129512 WARD 2 (10.3)**

This item was discussed with Item 9.3 - Recommendation Report Victoria Glen Community Design Plan (Ward 2), as the items are related.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. That the report dated October 25, 2021 titled “RECOMMENDATION REPORT, Application for Official Plan Amendment for the Victoria Glen Secondary Plan in the North Markham Future Urban Area, north of Elgin Mills Road E, east of Victoria Square” be received; and,
2. That the Official Plan Amendment submitted by the Victoria Glen Landowners to amend the 2014 Official Plan and attached as Appendix ‘A’, be finalized, forwarded to Council for adoption, and forwarded to York Region for approval, subject to the Victoria Glen Community Design Plan being finalized to the satisfaction of the Director of Planning and Urban Design; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9.5 PRELIMINARY REPORT SUNCOR ENERGY PRODUCTS INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A
VARIETY OF USES ASSOCIATED WITH AN AUTOMOBILE SERVICE
STATION LOCATED AT THE NORTHEAST CORNER OF WOODBINE
AVENUE AND 14TH AVENUE, MUNICIPALLY KNOWN AS
7761 WOODBINE AVENUE AND 405 MILLER AVENUE (WARD 8) FILE
NO. PLAN 21 132381 (10.5)**

Arvin Prasad, Commissioner of Development Services, advised that the purpose of this report is to provide preliminary information on the Zoning By-Law Amendment submitted by Suncor Energy Products Inc. to permit a variety of uses associated with an automobile service station.

Francesco Fiorani, Brutto Consulting, representing the applicant, provided a presentation on the proposed development.

Claudio Brutto, Brutto Consulting, and Blain Culley, Applicant were in attendance to respond to questions from the Committee.

Committee discussed the following relative to the Preliminary Report:

- Questioned if the land will be investigated to see if there is any contamination as part of the proposed development application;
- Suggested that staff look into the complaints that the City has received regarding dust, debris, and litter issues in this area;
- Suggested that the new gas station include an irrigation system to maintain the proposed landscaping, and a carwash;
- Requested that the integration of the gas station with potential developments to the north and east of the proposed development be looked at by staff;
- Questioned if the gas station was being designed to be able to provide hydrogen fuel in the future, and if there will be any service stations for electric vehicles on the site;
- Questioned if the gas station will be serviced by the City's water and sanitary sewer system.

Staff advised that the existing condition of the site and any environmental issues will be addressed through the circulation of the development application. It is also noted that staff can look at whether a clean site is required prior to issuing a building permit, and at the integration of the site with any potential developments to east and north of the proposed development.

Mr. Brutto thanked Committee for their feedback and advised that the applicant is an environmental leader and will ensure that the site is environmentally safe. Mr. Brutto will discuss with his client the possibility of having an electric car charging station, a carwash, and an irrigation system on site. Mr. Brutto noted that any change to the type of fuel provided at the gas station would be discussed in the future. Mr. Brutto advised that the City's by-law will be amended to permit for the gas station to be serviced by the City's water and sanitary sewer system.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the report titled "PRELIMINARY REPORT, Suncor Energy Products Inc., Application for Zoning By-law Amendment to permit a variety of uses associated with an automobile service station located at the northeast corner of Woodbine Avenue and 14th Avenue, municipally known as 7761 Woodbine

Avenue and 405 Miller Avenue (Ward 8), File No. PLAN 21 132381”, be received.

Carried

10. REGULAR REPORTS – TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 TOWARDS A GREATER GOLDEN HORSESHOE TRANSPORTATION PLAN – DISCUSSION PAPER (5.14)

Arvin Prasad, Commissioner of Development Services, advised that the “Towards a Greater Golden Horseshoe Transportation Plan – Discussion Paper” was referred back to staff at the October 12, 2021, Development Services Committee meeting to refine the recommendation to include Committee’s comments.

Frank Clarizio, Director of Engineering, presented the revised recommendation.

The Committee made slight amendments to the recommendations.

The amended recommendation will be brought forward to Council on October 26th for Council’s consideration.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the staff report entitled “Towards a Greater Golden Horseshoe Transportation Plan – Discussion Paper” dated October 25, 2021 be received; and,
2. That Council support the visions and short-term actions proposed in the Ministry of Transportation (MTO) discussion paper entitled “Towards a Greater Golden Horseshoe Transportation Plan” and the following directions that are part of the proposed 2051 Greater Golden Horseshoe Transportation Plan (“GGHTP”) within the discussion paper:
 - o Elevating the Markham-Richmond Hill Centre node to a higher level at par with the Union Station and Pearson Airport nodes as GGH-level Conceptual Transit Hubs;
 - o Exploring a new east-west, cross regional connection (the “Cross Rail” line) between Burlington and Oshawa (including Markham) that connects existing GO Lines;

- o Exploring a new transit loop (the “Orbital Line”) that extends and connects the Ontario Line to new major transit hubs where regional services connect, including at Markham-Richmond Hill Centre and Pearson Airport; and,

3. That, as part of the “Getting people moving on a Connected Transit System” pillar of the proposed 2051 GGHTP **the City of Markham requests the following of the Province of Ontario:**

- o the Province and Metrolinx give priority to formalizing the proposed status of the Markham-Richmond Hill Centre node and implementing plans and policies for the transit infrastructure and services connecting to the Markham-Richmond Hill Centre node, through updates of the Provincial Growth Plan and Metrolinx Regional Transportation Plan;

- o the Province give priority to the 407 Transitway by including it in the next phase of Ontario’s GTA Transit Plan and expedite its implementation by considering all procurement options, including but not limited to public/private partnership models, while ensuring that its alignment is consistent with municipal land use plans;

- o the Province work with municipalities to plan the GO rail corridors to optimize the under-utilized GO rail lines to increase ridership and support growth along these corridors, with priority given to the Stouffville GO line;

- o the Province enhance the GO rail network in York Region to support two-way urban rapid transit service and evaluate the opportunity to provide quicker service times than 15 minutes, and invest in new station locations on the Stouffville line at Denison Street and Major Mackenzie/Markham Road to support creation of complete communities;

- o the Province include and plan for future service on the Havelock line with potential stations at Rouge **National** Urban Park, Highway 407, Donald Cousens Parkway, and **Steeles** stations to leverage the use of this existing rail line;

- o the Province prioritize inter-regional transit network improvements and provide financial support in relation to higher order transit and inter-regional transit as part of the proposed Greater Golden Horseshoe Transportation Plan to support growth;

- o the Province establish a funding mechanism for the proposed Greater Golden Horseshoe Transportation Plan to ensure that essential transportation infrastructure being planned is built in a timely manner that is connected to the Greater Golden Horseshoe area growth;

- o the Province identify in the proposed GGHTP preferred transit network, a Leslie Street Bus Rapid Transit line (from Steeles Avenue to Major Mackenzie Drive), with an extension along Woodbine Avenue via Major Mackenzie Drive, to service the significant employment development planned within the Markham Innovation Exchange district;

- o the Province provide clarification on the difference between the 407 Transitway and the Cross Rail Line; and,**

4. That, as part of the “*Enhancing Capacity and Performance on Congested Roads*” pillar of the proposed 2051 GGHTP,

- o the Province include short term goals and actions to maximize capacity of the existing road and highway infrastructure through innovative techniques and latest traffic control technologies to utilize off-peak lanes for peak period travel, prior to investing in new Provincial roads and highways;

- o the Province expand highways at strategic locations such as widening Highway 7 from Donald Cousens Parkway to York Durham Line and Highway 48 from Major Mackenzie Drive to Bloomington Road; and,

5. That, as part of the “Efficiently Moving Goods Across the Region” pillar of the proposed 2051 GGHTP:

- o the Province investigate options for improving the under-utilized Highway 407 for goods movement as a priority;

- o the Province restrict potential truck platooning options from municipal roads; and,

6. That the Province, in support of the visions and short-term actions proposed in the discussion paper entitled “Towards a Greater Golden Horseshoe Transportation Plan”, ensure the following are part of the proposed 2051 Greater Golden Horseshoe Transportation Plan:

- o that the essential transportation infrastructure, including transit line investments, be coordinated with the Growth Plan for the Greater Golden Horseshoe area;

- o strongly support development opportunities within urban growth centres and employment areas;

- o recognize the importance of protecting established hamlets in the City of Markham including Locust Hill and Markham Village; and,

7. That the recommendations in this staff report be forwarded to MTO as the City's formal comments on the "Towards a Greater Golden Horseshoe Transportation Plan" Discussion Paper; and,
8. That a copy of this report be forwarded to the Region of York; and further,
9. 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

The following notice of motion moved by Councillor Alan Ho and Seconded by Regional Councillor Joe Li was presented to be discussed and considered at the November 8, 2021 Development Services Committee meeting:

Whereas Markham City Council adopted Municipal Addressing Criteria and an Address Change Policy in 2010 to ensure a coherent and consistent addressing system within the City; and,

Whereas the Address Change Policy does not prohibit the use of the number four (4) in future subdivisions in Markham; and,

Whereas the Address Change Policy requires applicants to pay a \$500.00 administrative fee to change their addresses and to obtain written approval from each affected registered property owner and to pay to same \$200.00 for their incurred costs; and,

Whereas Markham is the most ethnically diverse City in Canada and strives to make all residents feel welcome; and,

Whereas in Cantonese and Mandarin, "four" sounds similar to "death"; and,

Whereas the City of Richmond Hill eliminated the use of the number four in municipal addresses in 2013;

Now therefore be it resolved that the City of Markham's Municipal Addressing Criteria #3 – which stipulates that all numbers are included in the addressing of a street - be amended to reflect the elimination of the use of the number four (4) in future municipal addresses in Markham.

13. NEW/OTHER BUSINESS

13.1 PROVINCE OF ONTARIO AUDIT AND ACCOUNTABILITY FUND INTAKE 3 (7.0)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That the report dated October 25, 2021 entitled “Province of Ontario Audit and Accountability Fund Intake 3” be received; and,
2. That Staff be directed to submit applications for the following projects to the Province by the deadline of October 28, 2021:
 - a. By-Law and Regulatory Services Review (Corporate Services Commission)
 - b. Streamlining Planning Approvals through a Community Planning Permit System (Development Services Commission)
 - c. Strategy and Implementation Plan- Improving the State of Residential Infill (Development Services Commission); and,
3. That should project funding be approved by the Province in 2022, the Mayor and Clerk be authorized to execute the Ontario Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the “Province”) in a form satisfactory to the relevant Commissioner(s) and the City Solicitor; and,
4. That should funding be approved, a new capital project be created based on the amount of funding approved by the Province from the Audit and Accountability Fund for each project; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

13.2 Coyote Update

Trinela Cane, Commissioner of Corporate Services, responded to an inquiry from the Committee, advising that a coyote update will be brought forward to an upcoming General Committee meeting. The date of the meeting is still being determined.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

That the Development Services Committee meeting adjourn at 2:31 PM.

Carried