

Electronic Development Services Public Meeting Minutes

Meeting Number 14
November 2, 2021, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Councillor Keith Irish Councillor Alan Ho Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Regional Councillor Jim Jones
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Ron Blake, Senior Development Manager, Planning & Urban Design	Stephen Lue, Development Manager, Central District Melissa Leung, Planner I

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1. CALL TO ORDER

The Development Services Committee convened at 7:05 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. REPORTS

3.1 PRELIMINARY REPORT NEW WORLD CENTRE (MARKHAM) DEV. CORP, APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A THREE-PHASED MIXED-USE DEVELOPMENT

**COMPRISED OF THREE BUILDINGS WITH SEVEN TOWERS
RANGING FROM 16 TO 46 STOREYS AT 100 AND 110 CLEGG ROAD
(WARD 8)**

FILE NO. PLAN 21 180462 (10.3)

The Public Meeting this date was to consider an application submitted by New World Centre (Markham) Dev. Corp, application for Official Plan Amendment to permit a three-phased mixed-use development comprised of three buildings with seven towers ranging from 16 to 46 storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462.

The Committee Clerk advised that 2324 notices were mailed on October 13, 2021, and a Public Meeting sign was posted on October 8, 2021. There were nine written submissions received regarding this proposal.

Melissa Leung, Planner I, provided a presentation regarding the proposal, the location, surrounding uses, and outstanding issues.

Andrew Ferancik from Walker Nott Dragicevic Associates, and Rudy Wallman from Wallman Architects, provided a presentation regarding the proposed development.

The following deputations were provided on the proposed development:

- Roger Yip expressed concern that the proposed development will create a shadow over his brother's townhome to the north of the proposed development. Mr. Yip supported the proposed full-moves traffic signal at Highway 7 and Circa Drive, and requested more information on the proposed park amenities.
- Helen Li expressed concern regarding the height and density of the proposed development, and the impact it will have on traffic congestion, as she anticipates that many of the residents would drive rather than take public transit. Ms. Li also expressed concern regarding the compatibility of the proposed heights in relation to existing surrounding buildings.
- Anna Wong expressed concern regarding the height and density of the proposed development, the shadow the proposed development will generate over her building, the traffic the proposed development will create, potential traffic delay along Highway 7 from the proposed traffic signal at Circa Drive, the impact the proposed development will have on the power grid, and drainage issues in the area. Ms. Wong also expressed concerns regarding

insufficient retail and community amenities to support existing and future residents.

Committee provided the following feedback:

- Questioned if the proposed traffic signal at Highway 7 and Circa Drive has been approved by York Region;
- Suggested putting the off leash dog park on the hydro field lands owned by the Ministry of Transportation rather than making it part of the proposed park;
- Expressed concern regarding the height and density of the proposed development;
- Suggested the applicant investigate the possibility of being hooked up to Markham District Energy;
- Questioned if there were height restrictions that applied to the subject lands due to its proximity to the Buttonville Airport;
- Questioned if the proposed development complies with the Preliminary Concept Plan for the Markham Centre Secondary Plan;
- Thanked the applicant for including environmentally sustainable features in the proposed development (i.e. green roofs, geo-thermal energy, and bird friendly windows);
- Thanked the applicant for considering to include an automated waste system as part of the proposed development;
- Suggested realigning the 16 storey building to connect the Thomas McQuay park to the east to the proposed park to permit for a larger park;
- Expressed concern that this and other proposed developments in Markham Centre do not include a variety of housing types;
- Asked the applicant to consider offering a shuttle service to help address traffic congestion;
- Questioned what type of businesses the proposed development will include;
- Suggested the proposed development should include more retail;
- Questioned what type of units the proposed development will include;
- Questioned if the park will be publically or privately owned;

- Expressed concern with respect to the shadow the proposed development will generate in the winter months;
- Discussed Markham transitioning from a suburban to urban community and what this means;
- Suggested that the proposed residential parking be reduced to encourage use of public transit and pedestrian activity, and to help address traffic congestion;
- Expressed concern that there is insufficient commercial uses such as, retail, grocery stores, and dry cleaners to support the proposed density;
- Thanked the applicant for including a sky bridge to connect the different phases of development;
- Suggested that the proposed buildings include a unique architectural design due to its prominent location along a Regional Road;
- Questioned the type of programming and amenities that will be provided in the public park.

The following responses to inquiries from the public and Committee were provided:

Ron Blake, Senior Manager of Development, clarified that the subject lands must comply with the Ministry of Transportation's height restrictions due to the proximity of the lands to the Buttonville Airport, but that it is of his understanding that the proposed height of the 16-storey building is in compliance with the height restrictions. The remaining towers will require clearance from the Ministry of Transportation. Mr. Blake further advised that the staff will undertake a comprehensive review of the park amenities prior to approving the proposal.

Stephen Lue, Manager of Development, Central-District, advised that staff are in the process of discussing the proposed traffic signal at Highway 7 and Circa Drive with York Region. Mr. Lue further advised that the height of the proposed development does not currently conform with the Preliminary Concept Plan for the Markham Centre Secondary Plan. Mr. Lue clarified that the parking rate for Markham Centre is lower than the rest of Markham, and that staff hope to bring back a parking strategy for Markham Centre in 2022. Mr. Lue noted that the City has reached out to Alectra to investigate the causes of the reported power outages in Markham Centre. The City is also tracking complaints with respect to power outages and drainage issues in Markham Centre, noting that no complaints pertaining to these issues have been received to date.

Mr. Wallman advised that the proposed development is anticipated to include one, two, and three bedroom residential condominium units. Mr. Wallman further advised that Phase 1 of the proposed development complies with the Parking By-law for Markham Centre, and that Phases 2 and 3 of the proposed development have slightly fewer visitor spots than required. Mr. Wallman clarified that the proposed development will likely include street related retail rather than big box retail (i.e. a coffee shop or convenience store). Mr. Wallman agreed to speak with a representative from Markham District Energy in regards to the proposed development possibly using its services.

Mr. Ferancik, and Mr. Wallman reviewed the shadow studies for the proposed development and advised that the shadow created by the proposed development will be blocked by another proposed development that will be built on the vacant land north of Highway 7. Mr. Ferancik advised that residential uses are currently permitted on the subject lands under OPA 21, and that the proposed park will be open to public, but that it will be a stratified park. Mr. Ferancik agreed to speak with Regional Councillor Joe Li regarding the financial arrangement for the automated waste system.

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Don Hamilton

1. **That the deputations by Roger Yip, Helen Li, and Anna Wong, regarding the New World Centre (Markham) Dev. Corp, Application for Official Plan Amendment to permit a three-phased mixed-use development comprised of three buildings with seven towers ranging from 16 to 46 storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462”, be received; and,**
2. **That the written submissions by Alfred Chan, Helen Li, Mang Pui Lau, and Circa Properties (petition signed by 123 residents) regarding, New World Centre (Markham) Dev. Corp., Applications for Official Plan, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a three-phased mixed-use development comprised of three buildings with seven towers ranging from 16 to 46 storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462”, be received; and,**
3. That the Development Services Commission report dated September 27, 2021, entitled “PRELIMINARY REPORT, New World Centre (Markham) Dev. Corp, Application for Official Plan Amendment to permit a three-phased mixed-use development comprised of three buildings with seven towers ranging from 16 to 46 storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462”, be received; and,

4. That the Record of the Public Meeting held on November 2, 2021 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received; and,
5. That the applications by New World Centre (Markham) Dev. Corp. for a proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (PLAN 21 180462), be referred back to staff for a report and a recommendation; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Keith Irish

That the Development Services Public Meeting adjourn at 9:07 PM.

Carried