

Special Development Services Committee Minutes

Meeting Number 28
December 21, 2021, 1:00 PM - 3:30 PM
Live streamed

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| Roll Call | Mayor Frank Scarpitti | Councillor Alan Ho |
| | Deputy Mayor Don Hamilton | Councillor Reid McAlpine |
| | 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 |
| Regrets | Councillor Karen Rea | |
| Staff | Andy Taylor, Chief Administrative Officer | Loy Cheah, Senior Manager, Transportation |
| | Arvin Prasad, Commissioner, Development Services | Amanda Crompton, Planner II |
| | Morgan Jones, Commissioner, Community Services | Hristina Giantsopoulos, Election & Committee Coordinator |
| | Claudia Storto, City Solicitor and Director of Human Resources | Laura Gold, Council/Committee Coordinator |
| | Frank Clarizio, Director, Engineering | Mary Caputo, Manager of Development, West District |
| | Bryan Frois, Manager of Executive Operations & Strategic Initiatives | Lawrence Yip, Senior Planner, Urban Design |
| | Joel Lustig, Treasurer | Clement Messere, Senior Planner |

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1. CALL TO ORDER

The Special Development Services Committee convened at 1:03 PM with Regional Councillor Jim Jones in the Chair.

Committee recessed from 3:43 PM to 4:02 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 were no disclosures of pecuniary interest.

3. COMMUNICATIONS

The Communications were received under Agenda Item No. 4.1 – Provincial Bridge Station Transit Oriented Community Proposal – Staff Update.

4. PRESENTATIONS

4.1 PROVINCIAL BRIDGE STATION TRANSIT ORIENTED COMMUNITY PROPOSAL - STAFF UPDATE (10.0, 13.2)

Arvin Prasad, Commissioner of Development Services, provided background information on the Province's proposal for the Bridge Station Transit Oriented Community (TOC). Mr. Prasad advised that the Province has been invited to a Development Services Committee in January 2022 to present its TOC proposal.

Darryl Lyons, Manager, Policy, provided a presentation on the provincial proposal for the Bridge Station TOC.

The following deputations were made on the provincial proposal for the Bridge Station TOC:

1. Tim King spoke in opposition of any further densification of the proposed Langstaff community, and of the revised alignment proposed for the Yonge North Subway Extension due to the impact it will have on the Royal Orchard Community.
2. Barry Nelson spoke in support of the 2011 proposal for the Langstaff community, which celebrated the areas natural and cultural heritage assets. Mr. Nelson spoke in opposition of the Province's Bridge Station TOC

proposal, suggesting that the height and density of the proposal is too high. Mr. Nelson expressed concern that the Province's proposal does not include a community centre or an adequate number of schools for the future population that will live in the community. Mr. Nelson suggested that the public's trust has been violated and that the proposal threatens the existing Thornhill community. Mr. Nelson questioned which tools the City could use to challenge this proposal.

3. Alena Gotz, representing the Alien-Willowbrook Ratepayers Association, spoke in opposition of the Province's Bridge Station TOC proposal. Ms. Gotz encouraged the City to challenge the TOC proposal and defend good planning principles. Ms. Gotz expressed concern regarding the impact the proposed TOC will have on traffic and existing infrastructure. Ms. Gotz noted that there are not enough east-west roads running between Bayview Avenue and Yonge Street, and questioned how the province has determined the number of residents that will take transit to employment. Ms. Gotz requested that a Thornhill Centre Sub-Committee be created to address challenges facing the area.
4. Brian Fischer spoke in support of York Region conducting a full comprehensive traffic study of the Thornhill community that considers both the existing, and proposed developments in the area.
5. Valerie Burke spoke in opposition of the Province's Bridge Station TOC and in support of the City's vision for the community, which was carefully planned to protect both the natural and cultural heritage assets of the area, and to balance the heights and density of the community. Ms. Burke suggested that the Province should reallocate the funds being proposed for the Highway 413 to transit on Yonge Street, and that the Yonge North Subway Extension be realigned along Yonge Street.
6. Evelin Ellison, representing the Ward One South Thornhill Residents Inc., spoke in opposition to the Province's Bridge Station TOC. Ms. Ellison expressed concern that the proposal does not include the restoration of the natural and cultural heritage assets; the impact the proposal will have on climate change, traffic and existing infrastructure (i.e. schools, hospitals, community centres, and roads); and that the proposal was being communicated to the residents right before Christmas. Ms. Ellison questioned how the City can challenge the Province's proposal and defend residents concerns. Ms. Ellison spoke in support of creating a Thornhill Centre Sub-Committee to address challenges the community is facing, and in support of

an alignment of the Yonge North Subway Extension that goes directly along Yonge Street.

7. Eric Lakien, representing the Landmark of Thornhill Condominiums, supported staff's concerns regarding the Province's Bridge Station TOC proposal. Mr. Laiken questioned what the total proposed density is for the area (the total density being proposed on the east and west side of the Langstaff Community). Mr. Laiken questioned how the City can challenge the proposal.
8. Graham Churchill, Richmond Hill Resident, spoke in opposition to the Province's TOC proposals for Richmond Hill Centre, and the Langstaff community. Mr. Churchill suggested that the two proposals should be considered together. Mr. Churchill questioned why two bridges were being built rather than one in these proposed communities. Mr. Churchill expressed concern regarding the increased density and reduced employment being proposed by the Province for the Langstaff community. Mr. Churchill noted that there needs to be more focus on planning east-west transit in York Region, and spoke in support of building the Highway 407 Transitway. Mr. Churchill suggested that transit should be linked to destinations, and he supported burying the Hydro lines to create a more functional community.

Claudia Storto, City Solicitor & Director of Human Resources, advised Council that some correspondence related to the Bridge Station TOC may be subject to a confidentiality agreement that should be discussed in a confidential session.

The Committee provided the following feedback relative to the Province's Bridge Station TOC proposal:

- Questioned why the Province's Bridge Station TOC proposal was kept confidential;
- Questioned if it is anticipated that the Province will issue a Minister's Zoning Order (MZO) for the Bridge Station TOC;
- Questioned Condor's role in the Province's Bridge Station TOC proposal, and what Condor will need from Markham Council at the end of the process;
- Suggested Kylemore Homes may ask for a similar level of density as Condor, on the east side of the Langstaff community;
- Questioned the road carrying capacity of the proposed Bridge Station TOC, noting there are limited ways to enter/exit the proposed community;

- Expressed concern regarding the height and density proposed in the Bridge Station TOC;
- Suggested roads servicing the proposed Bridge Station TOC may need to be widened to accommodate the proposed increase in population;
- Noted that the proposed street names displayed in the Bridge Station TOC have not been approved by the City;
- Expressed concern that emergency vehicles may have difficulty accessing the Bridge Station TOC;
- Suggested that the Bridge Station TOC may require a fire station to support the proposed density;
- Questioned where the grocery store, drug store, and other retail establishments will be located in the Bridge Station TOC;
- Requested that Condor and Infrastructure Ontario be invited to present at the Development Services Committee meeting in January on the Bridge Station TOC;
- Expressed concern that there is not enough parking being proposed for the Bridge Station TOC;
- Expressed concern that the proposed employment for the Langstaff community has been decreased in the Bridge Station TOC, noting that Langstaff should be a destination;
- Questioned why there is such a large difference in the Floor Space Index between the Markham Langstaff Gateway Master Plan (West Side) and Bridge Station TOC proposal;
- Expressed concern that there is no community centre, and not enough schools being proposed in the Bridge Station TOC;
- Noted that the Province's Bridge Station TOC proposal should better align with the Langstaff Secondary Plan;
- Expressed concern that the Bridge Station TOC proposal does not plan for enough community services and amenities to support existing and future residents;
- Questioned what tools the City can use to challenge the Province's Bridge Station TOC proposal;
- Noted the importance of creating a complete community in Langstaff;

- Asked for more information on the Province's legislative powers;
- Encouraged the application of urban design principles to make the Langstaff community a destination;
- Supported the development of the 407 Transitway to improve east-west transit;
- Suggested that the City needs to hear the Province's rationale for increasing the density of the Langstaff community from what was proposed in the Langstaff Secondary Plan;
- Noted that the proposed Bridge Station TOC should obtain its natural gas from Markham District Energy, and that it should include an Automated Vacuum Collection System;
- Suggested that staff consider preparing questions & answers based on inquiries from the Committee.

Staff responded and provided clarification on inquiries from the Committee.

Paul Freeman, Chief Planner, York Region, noted that it is very important for Markham Council to provide the Province with comments on the Bridge Station TOC proposal, even if the City cannot control the Province's final decision. Mr. Freeman anticipated that the Province would bring forward more TOC proposals for other planned subway stations along the Yonge North Subway Extension, and that the City was setting the precedent for commenting on these proposals. Mr. Freeman noted that the Langstaff community has potential to be a successful TOC, as it will have access to five modes of transportation, but that there are competing visions on how this can be achieved.

Ms. Storto provided an overview of the Province's legal authority to implement its vision for the proposed Bridge Station TOC.

The Mayor thanked the public for their deputations.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. **That the written submission by Carolyn MacDonald regarding the "Provincial Bridge Station Transit Oriented Community Proposal – Staff Update" be received; and,**
2. **That the deputations by Alena Gotz (Alien-Willowbrook Ratepayers Association), Brian Fischer, Barry Nelson, Valerie Burke, Evelin Ellison (Ward One South Thornhill Residents Inc), Eric Lakien (Landmark of**

Thornhill Condominiums) and Graham Churchill regarding the “Provincial Bridge Station Transit Oriented Community Proposal – Staff Update” be received; and,

3. That the Presentation dated December 21, 2021 entitled “Provincial Bridge Station Transit Oriented Community Proposal – Staff Update” be received; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. CONFIDENTIAL MATTER

5.1 PROVINCIAL BRIDGE STATION TRANSIT ORIENTED COMMUNITY PROPOSAL(10.0, 13.2)

Moved by Councillor Keith Irish
Seconded by Councillor Khalid Usman

That, in accordance with Section 239 (f) of the Municipal Act, advice that is subject to solicitor-client privilege, the Special Development Services Committee resolved into a confidential session at 4:02 PM to discuss the Provincial Proposal for the Bridge Station Transit Oriented Community.

Carried

Moved by Deputy Mayor Don Hamilton
Seconded by Regional Councillor Jack Heath

That the Development Services Committee approve permitting Paul Freeman, Chief, Planner, York Region, into the confidential session of the Special Development Services Committee.

Carried

Moved by Mayor Frank Scarpitti
Seconded by Councillor Keith Irish

That the Special Development Services Committee rise from its confidential session at 5:25 PM.

Carried

The Committee reported out that that a more detailed presentation on the Provincial Proposal for the Bridge Station TOC, and a Staff Report on the matter will be provided in January 2022.

6. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Special Development Services Committee adjourned at 5:35 PM.

Carried