

# Special Development Services Committee Minutes

**Meeting Number 1**  
**January 18, 2022, 1:00 PM - 4:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	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	Darryl Lyons, Manager, Policy
	Arvin Prasad, Commissioner, Development Services	Stephen Lue, Manager, Central District
	Claudia Storto, City Solicitor and Director of Human Resources	Amanda Crompton, Planner II
	Adam Grant, Fire Chief	Marty Rokos, Senior Planner
	Stephanie DiPerna, Director, Building Standards	Clement Messere, Senior Planner
	Frank Clarizio, Director, Engineering	Lawrence Yip, Senior Planner, Urban Design
	Biju Karumanchery, Director, Planning & Urban Design	Sam Wat, Senior Project Engineer
	Bryan Frois,	Nhat Nguyen, Senior Manager, Development & Environmental Engineering
	Francesco Santaguida, Assistant City Solicitor	Hristina Giantsopoulos, Election and Committee Coordinator
	Ronji Borooah, City Architect	Laura Gold, Council/Committee Coordinator
	Loy Cheah, Senior Manager, Transportation	

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## 1. CALL TO ORDER

The Special Development Services Committee convened at 1:09 PM with Regional Councillor Jim Jones in the Chair.

Committee recessed from 3:39 to 4:00 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. DEPUTATIONS**

### **3.1 DEPUTATIONS**

There were deputations for the following items:

- 5.1 Metrolinx - Announcement of Revised Alignment of Yonge North Subway Extension (13.2)
- 5.3 Staff Presentation - Provincial Bridge Station Transit Oriented Community Proposal (10.0, 13.2)

**Refer to items 5.1 to 5.3 for more information on the deputations.**

## **4. COMMUNICATIONS**

There were communications received for the following items:

- 5.1 Metrolinx - Announcement of Revised Alignment of Yonge North Subway Extension (13.2)
- 5.3 Staff Presentation - Provincial Bridge Station Transit Oriented Community Proposal (10.0, 13.2)

**Refer to items 5.1 to 5.3 for more information on the communication that were received.**

## 5. PRESENTATIONS

### 5.1 METROLINX - ANNOUNCEMENT OF REVISED ALIGNMENT OF YONGE NORTH SUBWAY EXTENSION (13.2)

Arvin Prasad, Commissioner of Development Services, introduced the item.

Stephen Collins, and Raj Khetarpal, Metrolinx, provided a presentation entitled “Yonge North Subway Extension – Markham Development Services Committee”.

The following deputations were made on Metrolinx’s announcement of the revised Yonge North Subway Extension (YNSE):

Peter Palfaram spoke in opposition to the Green Alignment and in support of an alignment that goes directly along Yonge Street for the YNSE. Mr. Palfaram noted that the Green Alignment still goes beneath 20 homes, and partially tunnels under an additional 15 homes. Mr. Palfaram advised that the new alignment will go deeper, but that it also tunnels directly below the Gazebo Condominium building at 8111 Yonge Street, the Pomona Creek, and the Saint Anthony Catholic School. Mr. Palfaram suggested that any option that goes beneath homes, schools, and a creek should not be considered, and that the complexity of the option will likely lead to a higher project cost. Mr. Palfaram noted that the community is pleased with the announcement of a Royal Orchard Subway Station, but urged Markham Council to tell Metrolinx that the Green Alignment is not what Markham taxpayers support.

Peter Miasek thanked Metrolinx for its comprehensive analysis of the options for the YNSE. Mr. Miasek questioned if Metrolinx had investigated the possibility of partially burying Bridge Station to permit for a reduction in the slope so that the subway could go under the cemetery.

The Committee discussed the following relative to the Metrolinx presentation on the YNSE:

- The process Metrolinx will follow to compensate property owners for expropriated property due to the YNSE, including the expropriation of land located under a dwelling;
- The process Metrolinx used to consult impacted property owners, including protecting their privacy;
- The process Metrolinx used to holistically analyze the options for extending the subway, which involved evaluating the options against the operability, deliverability, and economic viability, and which led to the decision that the “Green Alignment” is the best performing option;

- The issue with the slope being too steep for the subway to reduce its speed fast enough if the subway were to turn east towards Bridge Station at the cemetery rather than at Bay Thorn Drive;
- The possibility of the subway being extended beyond High Tech Station in the future;
- Whether parking will be provided at Bridge Station;
- Having the last stop at Westwood Lane rather than at High Tech Road, to permit for parking and a greater distance between stations;
- The status of Metrolinx's discussion with CN Rail regarding the YNSE use in its right of way;
- The reasoning behind the Province's proposed location of the Bridge Station;
- Obtaining a more detailed map that includes the addresses of the impacted properties.

Mr. Collins provided an overview of Metrolinx's process to select the Green Alignment as the best performing option, and its process for expropriating lands. Mr. Collins noted that depressing Bridge Station was considered, but that there was considerable concern that Highway 407 would have to be shutdown during construction if the station was depressed. Mr. Collins noted that the YNSE will be built so that it can be easily extended in the future, but that there are no plans or funding to extend the subway further than High Tech Road at this time. Mr. Collins advised that the driving factor for the proposed location of the Bridge Station is that it is a major transportation hub (i.e. it integrates with VIVA Rapid Transit, the 407 Bus Services, and the future 407 Transitway). Mr. Collins further advised that Metrolinx is studying the cost and benefits of providing parking at Bridge Station due to feedback obtained from the community, and that negotiations with CN regarding the subway using its right of way are underway and advancing.

Mr. Khetarpal advised that property owners directly impacted by the YNSE have been notified, explaining that the specific addresses of the property owners will not be released for privacy reasons. Mr. Khetarpal noted that more information on the YNSE will be shared with the public in February.

The Mayor and the Committee expressed their sincere appreciation to Metrolinx for attending the Special Development Services Committee, and for the work it undertook to study the City's concerns regarding Option 3 for the YNSE.

Committee recessed from 3:39 to 4:00 PM.

Moved by Mayor Frank Scarpitti  
 Seconded by Councillor Amanda Collucci

1. That the presentation from Metrolinx, entitled, Announcement of Revised Alignment of Yonge North Subway Extension, be received; and,
2. That the written communication from Joan and Gary Klaassen be received; and,
3. That the deputations from Peter Palframan, and Peter Miasek be received; and further,
4. That the Development Services Committee extends their sincere appreciation to Metrolinx for their attendance at today's meeting.

**Carried**

## **5.2 STAFF PRESENTATION - PROVINCIAL BRIDGE STATION TRANSIT ORIENTED COMMUNITY PROPOSAL (10.0, 13.2)**

Arvin Prasad, Commissioner of Development Services, introduced the item. Mr. Prasad advised that the Province declined staffs' request to present at today's Special Development Services Committee on its Bridge Station Transit Oriented Community (TOC) Proposal. Consequently, staff have prepared a presentation which provides an overview of the TOC proposal and details staff comments.

Darryl Lyons, Manager, Policy, provided a presentation entitled "Provincial Bridge Station Transit Oriented Community Proposal". Mr. Lyons noted that staff have reviewed all of the Province's studies regarding the Bridge Station TOC Proposal, with the exception of the wind study, which was recently released and is currently being reviewed by staff.

Mike Everard, Augusta National Inc., representing the Holy Cross Cemetery, made a deputation, requesting that both the Province and the City recognize that Holy Cross Cemetery is an active cemetery. Mr. Everard requested that the following be considered as part of the Provincial Bridge Station TOC Proposal: 1) that there be a maximum building height of 8 storeys for buildings immediately adjacent to the cemetery's north property line; 2) that all buildings (excluding townhomes) immediately adjacent to the cemetery be oriented on north/south axis rather than on a east/west axis to preserve the privacy of cemetery patrons; 3) that there be cross sections at various intervals along South Boulevard with a noise attenuation fence; 4) that a study be conducted on the Pomona Creek stormwater

management to ensure a 50% reduction in post development flow from the northerly adjacent lands; and 5) that a traffic impact analysis be conducted.

Committee provided the following feedback relative to the staff presentation on the Bridge Station TOC Proposal:

- Discussed the impact the proposed new location of Bridge Station will have on the movement of people within the Langstaff Community, and the need to enhance active transportation to address the proposed increase in density;
- Discussed the urban school being proposed by the Province;
- Suggested the proposed population on the east side of the Langstaff Community should be considered when reviewing the provincial proposal;
- Questioned if staff have any information on other potential TOCs being proposed in Markham (i.e. Royal Orchard Station or Clark Station);
- Questioned if the City has a definition of a “complete community”;
- Questioned if surrounding landowners will be required to accommodate necessary civic uses if they are not included in the TOC proposal;
- Questioned if the space under the highway can accommodate increased CN freight services, electric GO trains, and the subway;
- Noted that the Bridge Station TOC Proposal should include affordable housing.

Mr. Lyons advised that the Province has defined “complete community” in its *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. Mr. Lyons clarified that the City is only aware of the Provincial Bridge Station TOC Proposal at this time. Mr. Lyons noted that in the provincial proposal locates the tallest buildings facing Bridge Park. Mr. Lyons explained that staffs’ greatest concern is that the proposal does not support the principles of creating a complete community where residents can work, play, and live (i.e. maintaining a balance between residential and employment uses, making it a destination, and ensuring there is adequate emergency services and civic uses).

Loy Cheah, Senior Manager, Transportation, noted that the walkability of the Bridge Station TOC will need to be increased to address the proposed additional density, as a greater number of residents will now be within walking distance from the subway. Mr. Cheah clarified that the Province is looking to reduce the parking ratio in the TOC, and that it anticipates a majority of households living in the area will not own a vehicle. Mr. Cheah advised that the challenge will be in Phase 1 of the development, as the subway will not have been built yet and it may not be practical for residents not to own a vehicle.

Moved by Councillor Andrew Keyes

Seconded by Councillor Keith Irish

1. That the Presentation dated January 18, 2022 entitled “Staff Presentation – Provincial Bridge Station Transit Oriented Community Proposal” be received; and,
2. That deputation by Mike Everard, Augusta National Inc., representing the Holy Cross Cemetery, regarding the Provincial Bridge Station Transit Oriented Community Proposal be received; and,
3. That the memo from Bruce Ander, President & CEO, Markham District Energy, regarding the Provincial Bridge Station Transit Oriented Community Proposal be received; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **6. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

That the Special Development Services Committee adjourn at 5:38 PM.

**Carried**