

Milliken Sub-Committee Minutes

November 26, 2021, 8:30 AM - 10:00 AM
Electronic Meeting

Committee Members	Regional Councillor Joe Li Councillor Khalid Usman Councillor Isa Lee	Mayor Frank Scarpitti (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio)
Regrets	Deputy Mayor Don Hamilton (Ex-Officio)	Councillor Keith Irish (Ex-Officio)
Council Members	Councillor Amanda Collucci Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Loy Cheah, Senior Manager, Transportation Sabrina Bordone, Senior Planner, Development Laura Gold, Council/Committee Coordinator	Frank Clarizio, Director of Engineering Patrick Wong, Senior Planner, Natural Heritage Tony Iacobelli, Manager, Natural Heritage Stephen Lue, Manager of Development, Central District Joseph Palmisano, Manager of Transportation Planning Darryl Lyons, Manager of Policy Liliana da Silva, Senior Planner, Policy

1. CALL TO ORDER

The Milliken Sub-Committee convened at 8:36 AM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

3.1 Milliken Centre Secondary Plan Update

Arvin Prasad, Commissioner of Development Services, advised that at the October 12th Development Services Committee meeting Council requested that staff schedule a Milliken Sub-Committee meeting to provide an update on the Milliken Centre Secondary Plan. The following three presentations were provided as part of the update: 1) Milliken Centre Secondary Plan Update; 2) Development Applications Update; and 3) Milliken Centre Transportation Update.

Darryl Lyons, Manager of Policy, advised that a considerable amount of work has been done on the Milliken Centre Secondary Plan and that it is anticipated that a draft plan will be brought forward to the Development Services Committee in the first to second quarter of 2022.

Lilianna da Silva, Senior Planner, provided a presentation on the Milliken Centre Secondary Plan Update.

Staff responded to an inquiry from the Committee, advising details like the type of school that will be built in Milliken Centre will be determined at a later date.

3.2 Development Applications Update

Stephen Lue, Manager of Development, Central District, provided a presentation on the Existing and Future Development interests in the Milliken Centre Area.

Committee discussed the following relative to the staff presentation:

- Noted there may not be enough density planned in the Milliken Centre Secondary Plan draft development concept adjacent to the potential Denison GO Station area to support its construction;
- Questioned if the City is working with Toronto to ensure integration at Kennedy Road and Steeles Avenue.
- Questioned if a development application has been submitted for the gas station location at 35 – 51 Old Kennedy Road;
- Requested that landowners consider installing an Automated Vacuum System in their development applications; and
- Questioned who the landowners are on north west corner of Steeles Avenue and Old Kennedy Road.

The Landowners provided the following feedback:

Maria Gatzios, who represents the Pacific Mall landowner, advised that the image displayed in the presentation is not reflective of the approved plans for the adjacent Remington lands. There is currently no development application for their residential component on the site, and the image is not consistent with 2016

development application. Ms. Gatzios added that Pacific Mall currently has no development applications on their site and that they have requested to join the Milliken Centre landowners group, but have not received any responses from the group. She further advised that Pacific Mall is willing to work with the adjacent property owners and coordinate a new joint development application.

Randy Peddigrew, Remington Group, confirmed that new joint development application for the block west of Kennedy Road within the Secondary Plan area that includes the Pacific Mall lands will be submitted, which will include less retail.

Marshall Smith, KLM, representing the landowner of 7770 Kennedy Road (north-east corner of Steeles Avenue and Kennedy Roady), advised that the land owner is looking forward to working with their neighbouring landowners and the City on a coordinated development application for this area.

Ryan Li advised that he is the landowner of 16 - 22 Old Kennedy Road, which is located close to the corner of Old Kennedy Road and Steeles Avenue. Mr. Li further advised that Metrolinx has expropriated a parcel of land on the corner of Old Kennedy Road and Steeles Avenue.

Staff provided the following responses to inquires from the Committee:

Mr. Lue advised that the image used for the Remington development was the only image that staff had on record and was used to demonstrate a possible scenario of future development on the lands. Mr. Lue noted that staff continue to encourage landowners to work together to submit integrated and comprehensive development applications. Mr. Lue further advised that the City has received development interests for the lands at the north-west corner of Kennedy Road and Steeles Avenue, outside of the Milliken Centre area, but the proposal was not viable given the parcel restrictions, access, and integration with the existing residential area to the west. Mr. Lue provided an overview of the development interests at Old Kennedy Road and Steeles Avenue.

Mr. Lyons advised that staff will be consulting with the City of Toronto to integrate planning at Steeles Avenue and Kennedy Road. .

3.3 Milliken Centre Transportation Update

Loy Cheah, Senior Manager of Transportation, provided a presentation on the Milliken Centre Transportation Update.

Committee discussed the following relative to the presentation:

- Questioned when the widening of Kennedy Road between Highway 7 and 14th Avenue is scheduled to occur, and if the area by cemetery would be widened as part of the project;
- Questioned the rationale for proceeding with the grade separation of Denison Street prior to the grade separation of Kennedy Road;
- Noted that the widening of Kennedy Road between Highway 7 and 14th Avenue should occur at the same time as the grade separation to minimize disruption to residents;
- Suggested that there should be a gateway to Markham at Steeles Avenue and Kennedy Road that is unique, representative of the community, and beautifies the community;
- Discussed the landownership on the north-west side of Steeles Avenue and Kennedy Road;
- Suggested that staff investigate if the Milliken Centre Secondary Plan should be approved in phases to accelerate the process and to report back to Milliken Sub-Committee;
- Suggested having smaller meetings with the landowners from specific areas within the Milliken Centre Secondary Plan Area in early 2022, and that clear direction be provided to landowners in regards to what the City needs from them to proceed.

Staff provided the following responses to inquiries from the Committee:

Loy Cheah advised that York Region is currently undertaking detailed design work for the widening of Kennedy Road between Highway 7 and 14th Avenue, and that construction is scheduled to start in 2024. Mr. Cheah advised that staff have communicated concerns regarding the width of the road and sidewalk by the cemetery on Kennedy Road to York Region, and they are hopeful that the design of the widening will address the issue. Mr. Cheah further advised that staff are still having discussions with York Region in regards to what projects will be advancing in Markham as part of York Region's Transportation Master Plan Update process, and that he was unsure if the grade separation of Kennedy Road would be done at the same time as the widening. Mr. Cheah noted that the grade separation at Denison Street is proceeding, as Metrolinx is the proponent and will be funding a large portion of the project.

Biju Karumanchery, Director of Planning & Urban Design, advised that there would need to be a land exchange between Remington and the adjacent property owner to make the subject lands at the north-west corner of Steeles Avenue and Kennedy Road viable due to transportation and depth restrictions, which makes the site logistically challenging.

Mr. Lyons advised that the draft land use concept proposed a pedestrian crossing of the rail line at Sunrise Drive to connect the two communities and support active transportation..

Stephen Lue presented a map of the subject lands on the north-west corner of Old Kennedy Road and Steeles Avenue and clarified the landownership for that area.

The Landowners provided the following feedback to the Committee:

Randy Peddigrew, Remington Group, advised that he has been working with the adjacent property owner on the north-west corner of Steeles Avenue and Kennedy Road to make the lands viable for development and that he plans to submit a lower density application for the subject lands in three to four months.

Andrew Madden, Diral Development Corporation, Landowner Trustee, noted that the Milliken Centre Secondary Plan keeps on being delayed due to issues west of railway and west of Kennedy Road, which do not involve the Pacific Mall lands or lands on the north-west corner of Old Kennedy Road and Steeles Avenue. The comprehensive transportation study being conducted has no impact on the lands west of the railway. Decisions regarding sewer and water capacity, the school site, and the road connections continue to delay projects.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

That the presentations on the Milliken Centre Secondary Plan Update be received; and,

That the deputations from the landowners be received.

Carried

4. ADJOURNMENT

The Milliken Sub-Committee adjourned at 10:36 am.