

Special Development Services Committee Minutes

Meeting Number: 9

March 1, 2022, 1:00 PM - 4:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Regional Councillor Jack Heath	Councillor Karen Rea
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design	Loy Cheah, Senior Manager, Transportation Abhinav Sukumar, Planner II Laura Gold, Council/Committee Coordinator Parvathi Nampoothiri, Senior Manager, Urban Design Nhat-Anh Nguyen, Senior Manager, Development & Environmental Michelle Wong, Planner I

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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 Special Development Services Committee convened at 1:04 PM with Regional Councillor Jim Jones in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. COMMUNICATIONS

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Reid McAlpine

That the written submissions on the Markham Centre Secondary Plan Update Study – Interim Presentation in Advance of Delivery of the Draft Development Concept, be received: 1) Bousfields Inc., on behalf of 8200 Warden Avenue; 2) Boushfields Inc., on behalf of the Unionville Shopping Centres Ltd.; 3) Peter Miasek, on behalf of the Unionville Residents Association; 4) Malone Given Parsons, on behalf of Dorsay Development Corporation; 5) Christiane Bergauer-Free and Ian Free; and 6) David McBeth.

Carried

4. PRESENTATIONS

4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE STUDY - INTERIM PRESENTATION IN ADVANCE OF DELIVERY OF DRAFT DEVELOPMENT CONCEPT (WARDS 2, 3, AND 8) (10.4)

Arvin Prasad, Commissioner of Development Services, advised that in March 2021, the first Stage 1 of the Markham Centre Secondary Plan Update was presented to the Development Services Committee (DSC), which involved presenting the Preliminary Concept for the Markham Centre Secondary Plan. In the spring of 2021, stakeholders were consulted on the preliminary plan, and the results of the consultation were presented to DSC in June 2021.

Since this time, the consultants have been working on Stage 2 of the Markham Centre Secondary Plan Update. This stage of the update involves creating the Draft Development Concept for the Markham Centre Secondary Plan, which will be presented to DSC this spring, and will be followed by a stakeholder consultation on the development concept plan. Prior to the presentation of the Draft Development Concept for the Markham Centre Secondary Plan, three interim presentations on the work completed by the consults to date will be provided, with each presentation focusing on a specific area of Markham Centre.

Stephen Lue, Acting Senior Manager, Development, advised that today's presentation will focus on the "Uptown" area of Markham Centre in absence of a transportation analysis. The "Uptown" area generally stretches from Rodick Road to the Unionville GO tracks, and the presentation will have a special focus on the area from Rodick Road to Warden Avenue. The presentation will also provide a demonstration of what the ground level could look like in the "Uptown" area of Markham Centre. The presentation was based on the following three assumptions: 1) no modifications to the assumed 109K population and 71K jobs at this time; 2) the ongoing transportation assessment is being developed based on the assumption of 109K population and 71K jobs in collaboration with York Region, the City's Transportation Staff, and some consultants; and 3) that the Transportation analysis will be delivered with the Draft Development Concept for the Markham Centre Secondary Plan in the spring.

John Gladki, Gladki Planning Associates, and Brent Raymond, DTAH, provided a presentation on the Markham Centre Secondary Plan Update Study in advance of the delivery of the Draft Development Concept for the Markham Centre Secondary Plan.

That following deputations were provided on the presentation on the "Up Town" area of Markham Centre:

1. Andrew Fernacik, WND, representing the owners of 100 Clegg Road, New World Centre (Markham) Development Corporation, advised that revised applications were submitted for this site in April 2021, and a Public Meeting on the applications was held on November 2, 2021. The revised proposal consists of three development blocks with 7 towers from 16-46 stories with approximately 2666 units and a FSI of 5.9., new roads, and a sizeable park. Mr. Fernacik advised that the landowner has the following concerns with the study: 1) that their application does not appear in the presentation; 2) an east west road is shown parallel to Highway 7 that is open in the study, but is enclosed in their application; 3) that west of Circa Drive is shown as priority lands for office space in land use plan, and that their application includes a mixed use residential and office building in this location and that it is unclear if this would be permitted; 4) that the proposed density and FSI are drastically different than what is shown in their application; 5) the park included in the study is a different size than the park proposed in their application; and 6) that Clegg Road is shown to be straight rather than curved. Mr. Fernacik suggested that the study should be re-looked at to take into consideration applications that have already been submitted, and that the landowners should have more of an opportunity to provide feedback on the study. Mr. Fernacik

further noted that more aggressive density is being permitted in other areas of Markham that are not growth centres, such as in Mount Joy.

2. Rudy Wallman, Architect, representing the owners of 100 Clegg Road, New World Centre (Markham) Development Corporation, was in attendance to answer questions, but did not make a deputation.
3. Christiane Bergauer-Free expressed the following concerns regarding the Markham Centre Secondary Plan Update: that the study is proposing that greater than eight storeys be permitted in this area of Markham Centre; that applications being submitted for Markham Centre are proposing heights far above 8 storeys and that they do not include affordable housing; the impact the added density will have on nearby low-rise developments; and that there is not enough green space being planned for the new Markham Centre community. Ms. Bergauer-Free asked Council to listen to their existing constituents and taxpayers.
4. Surjt Sachdev, President, Anand Vihar, Centre for Dignified Living, advised that his organizations objective is to increase the supply of affordable rental housing for lower income earners, especially for seniors, and persons with disabilities living in Markham by building and operating a residence, but that they need 1.5 acres of land to do so. Mr. Sachdev recognized Council for approving an Affordable Housing Strategy and for donating 5 acres of land to York University. Mr. Sachdev recommended that Council consider the following for Markham Centre to ensure that it is a sustainable community: garbage containment, efficient usage of grey water, and encouraging residents to grow local produce. Ms. Sachdev supported the City's plans for cycling and pedestrian pathways, and public transit in Markham Centre, as they help create healthy communities. Mr. Sachdev asked if he could provide a 15 minute presentation at an upcoming Development Services Committee meeting on his organizations affordable housing proposal.

Staff advised that they would schedule 15 minutes on an upcoming Development Services Committee agenda for Mr. Sachdev to present his affordable housing proposal if Council wishes to hear his proposal.

5. Alfred Szeto, representing New World Centre (Markham) Development Corporation, advised that the many meetings have been held with planning staff regarding their development applications and that most of the planning issues have been resolved, except for matters pertaining to the height and density of the development. Szeto looked forward to working with City staff and coming to a compromise on the height and density of the applications, so that the project can move forward. Mr. Szeto advised that the Applicant is

looking to build an iconic development in Markham Centre and that they would appreciate greater flexibility to do so.

6. Berta Haikin, who represents the land development team for Dorsay Development Corporation, expressed concern that the west portion of the subject lands are being presented as mixed use office priority, with a height range of 6-12 storeys and a maximum block density of 4 FSI for the entirety of the subject lands, which differs substantially from their development application. Ms. Haikin suggested that a much higher density should be permitted in this area, as it is an urban intensification area. Ms. Haikin suggested that the consultant should revisit their study and take into consideration the increasing population and the changing office situation. Ms. Haikin noted that her team has not been successful in finding office tenants for this location, and questioned why the BRT appears to be gone in front of Circa Drive.

Committee discussed the following relative to the presentation on the “Uptown” area of Markham Centre:

- The importance of looking at the whole area of the Markham Secondary Plan, and understanding the distinct communities within the plan;
- The process undertaken to consult landowners and other stakeholders on the study;
- The density of this distinct community of Markham Centre and whether it should be higher;
- That the presentation only includes Council endorsed development applications, and that the visual presented are demonstrations not maps or site plans;
- That the study recommends that the greatest density be permitted near the Unionville GO Station with a gradual reduction of height from this area, but that staff will bring back a report with their recommendations at the end of this process;
- The possibility of building a new theatre on Enterprise Blvd;
- The confirmed and proposed locations of the schools in this area of Markham Centre;
- That the School Boards are not ready to adopt an urban school model at this time for Markham Centre;

- Noted that some of the Applicants of proposed dense developments in “Up Town” have been open to the idea of having an Automated Vacuum Waste System;
- That a punch out of the BRT on Highway 7 is being considered at Circa Drive, but would need to be approved by York Region;
- That as Markham’s population increases there will be more buses using the bus lanes and that it will operate more like LRT, therefore, interceptions need to be carefully considered;
- That staff continue to discuss the alignment of the 407 Transitway with Ministry of Transportation with little success, and that an update on this matter will be provided at an upcoming DSC meeting.

The Consultants and Staff responded and provided clarification to inquiries for the Committee.

Moved by Regional Councillor Joe Li

Seconded by Councillor Reid McAlpine

1. **That the deputations by Andrew Fernacik, New World Centre (Markham) Development Corporation, Christian Bergauer-Free, Surjit Sachdev, Centre for Dignified Living, Alfred Szeto, New World Centre (Markham) Development Corporation, and Berta Haikin, Dorsay Development Corporation, be received; and,**
2. That the presentation dated March 1, 2022, titled "Markham Centre Secondary Plan Interim Update and Discussion: Draft Development Concept – Focus on Uptown”, be received.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

That the Special Development Services Committee at 3:05 PM.

Carried