

Special Development Services Committee Minutes

Meeting Number: 11
March 22, 2022, 9:30 AM - 1:00 PM
Live streamed

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones 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	
Staff	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 Bryan Frois, Manager of Executive Operations & Strategic Initiatives Loy Cheah, Senior Manager, Transportation Darryl Lyons, Senior Manager, Policy	Stephen Lue, Acting Senior Development Manager Abhinav Sukumar, Planner II Laura Gold, Council/Committee Coordinator Melissa Leung, Planner I Clement Messere, Acting Manager, Development - West Parvathi Nampoothiri, Senior Manager, Urban Design Nhat-Anh Nguyen, Senior Manager, Development & Environmental Michelle Wong, Planner I

Alternate formats for this document are available upon request

1. CALL TO ORDER

COVID-19 Economic Recovery Act, 2020 (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee convened at 9:33 AM with Regional Councillor Jim Jones in the Chair.

Committee recessed from 12:30 to 1:15 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

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

That the following written submissions regarding Agenda Item No. 4.1 - Markham Centre Secondary Plan Interim Update and Discussion, Draft Development Concept: Focus on Downtown, be received:

1. Michael Coakley, Infrastructure Ontario
2. Unionville Residents Association
3. Adam Layton, Evans Planning

Carried

4. PRESENTATIONS

4.1 MARKHAM CENTRE SECONDARY PLAN INTERIM UPDATE AND DISCUSSION, DRAFT DEVELOPMENT CONCEPT: FOCUS ON DOWNTOWN (WARDS 2, 3, AND 8) (10.4)

Arvin Prasad, Commissioner of Development Services, advised that today's Special Development Services Committee is the second of three meetings on the Markham Centre Secondary Plan Update and that today's presentation will focus on Draft Development Concept for Downtown Markham Centre.

Stephen Lue, Acting Senior Development Manager, advised that today's presentation predominately is comprised of Remington Downtown Markham, and the area east and around the Unionville Go tracks. Today's presentation is 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 the transportation sub-consultants; and 3) that the Transportation Assessment will be delivered with the Draft Development Concept for the Markham Centre Secondary Plan in the spring. The presentation provides a demonstration of how Downtown Markham Centre could look in absence of the Transportation Assessment.

John Gladki, Gladki Planning Associates, and Brent Raymond, DTAH, provided a presentation titled, "Markham Centre Secondary Plan Interim Update and Discussion, Draft Development Concept: Focus on Downtown", in advance of the delivery of the Draft Development Concept for the Markham Centre Secondary Plan.

The following deputations were made on the Markham Centre Secondary Plan update:

Christiane Bergauer-Free expressed the following concerns regarding the Markham Centre Secondary Plan Update: 1) that there is no lands designated for police, fire, or emergency medical services; 2) that there is no lands designated for affordable or seniors housing; 3) that there will only be expensive condominiums purchased by investors; 5) that environment will be suffer as a result of the density being proposed; and 6) that there will be wind tunnels once built out. Ms. Bergauer-Free suggested that the chart should include the actual heights of the buildings being proposed.

Ian Free expressed concern that there are plans to extend Sciberras Road north of Highway 7, as he thought it would create issues for Varley Village. Mr. Free questioned if there was anything that could be done to prevent it from going directly into the subdivision. Mr. Free expressed concern that there will be a massive affordable housing shortage in the area.

Adam Layton, Evans Planning, representing OnePieceIdeal (MS) Developments Inc. (28 Main Street Unionville), supported the vision and guiding principle for Downtown Markham Centre, but expressed concern regarding the height and density being proposed for their development block, as the permitted height and density are not consistent with the current development proposal for the subject

lands. Mr. Layton advised that all of his comments are included in his written submission.

Richard Tranquada, representing the Unionville Residents Association (URA), questioned 1) if a business case has been conducted for the proposed civic district; 2) if Metrolinx has approved the new Unionville Multi Modal Station concept; and 3) if the extension of Sciberras Road has been approved by the Toronto Region and Conservation Authority. Mr. Tranquada suggested that the City consider a roundabout at the Verdale-Rougeside intersection. Mr. Tranquada noted that the density slide and the potential building heights being proposed seem to be inconsistent. Mr. Tranquada suggested that Council should take a firm stance on 109,000 residential population for Markham Centre. Mr. Tranquada advised that the URA would like to see the completed Transportation Assessment for the area, and expressed concern that the time lines with respect to the completion of the Markham Centre Secondary Plan seem to be jeopardy. Mr. Tranquada noted that URA would also like to see responses to their issues previously raised.

Maria Gatzios, representing Metropia, landowner of two properties situated on north and south side of Enterprise Boulevard east of the GO railway. Ms. Gatzios advised that landowner is generally supportive of the proposed development concept plan for Downtown Markham Centre. Ms. Gatzios questioned why the south west corner of their parcel of land has not been designated for high density when the remainder of land parcel has been, and permission has already been granted for 39 storeys on the subject lands. Ms. Gatzios advised that she would like to work with staff to better understand the Unionville Multi Modal Station area. Ms. Gatzios advised that Tributary 5 needs to be studied to better understand how the lands will be used in an urban context, as it affects all of the lands in the east area. Ms. Gatzios suggested that maximum height for their subject lands could be higher than 40 storeys without increasing the density depending on the design of the project.

Sheldon Levitt, representing Remington Group, advised that he thinks downtown Markham Centre will become the best downtown in the area. Mr. Levitt shared a document titled “Downtown Markham, 2022 and Beyond”, which provides a brief history of the development of Markham Centre from a green field to what it is today. Mr. Levitt suggested that the City should be cautious of how it uses precedents. Mr. Levitt explained that Enterprise Boulevard should not be compared to Bloor Street, as there will never be the same scale of population in Markham Centre, rather the focus should be on making retail viable and making the streets lively by creating retail loops. Mr. Levitt noted Remington would like to see Tributary 4 being a much more ecological place that the community can

enjoy, suggesting that it could be one of the hearts of Markham Centre. Mr. Levitt expressed concern with placing civic square right along Enterprise Boulevard due to its vast size and because it will not fit into everyday life. Mr. Levitt suggested that it would be more suitable for everyday life if the civic square fronted a street and was animated on all four sides. Mr. Levitt also suggested that the trend of more people working from home due to recent shifts in employment should be considered, as it may require rethinking of the primary office zone.

Randy Peddigrew, Remington Group, expressed concern with making the Unionville Multi Modal Station the heart of downtown Markham Centre, suggesting that Enterprise and Birchmount should be the heart of the downtown, as a lot of investment has already been made into making it a thriving area. Mr. Peddigrew also expressed concern that a 4 FSI in this area will not generate enough density to support the retail, noting people are needed now to support the retail (not in 10 years). Mr. Peddigrew request more clarification on the plans for the civic block and questioned if the proposed block will be under the Development Charges, as a block to be acquired or if it will it be a land use designation. Mr. Peddigrew also questioned if a library, and community centre are required in this area, as libraries are not as heavily used as in the past and the PanAm Centre is located in close proximity. Mr. Peddigrew also asked for clarification on the proposed performance arts centre, such as is it a municipal or private facility and why is there no FSI assigned to it? Mr. Peddigrew advised that the plan is a good start, but need a little more work.

Committee discussed the following relative to the Markham Centre Secondary Plan Update:

- Noted that there are ongoing workshops being held with Metrolinx to discuss how density in Markham Centre can be addressed around Unionville GO;
- Suggested that shorter trains that run more frequently should be used at the Unionville Multi-Modal Station;
- Noted that the train being proposed to use at the Unionville Multi-Modal Station is the length of the platform in the demonstration presentation;
- Suggested the mobility hub does not need to be the community hub, noting that Union Station is not the heart of downtown Toronto;
- Suggested downtown Markham Centre needs to have landmark buildings, and be a destination where people can shop and sit at a café;

- Suggested that the downtown needs to be pedestrian friendly and that walking needs to be encouraged, which could be supported by offering some type of a shuttle service in the area;
- Questioned if there were still plans to move Civic Centre to Markham Centre;
- Supported having a Theatre, and a museum in downtown Markham Centre;
- Suggested the road network for the area should be firmed up rather kept conceptual;
- Noted that the Pan Am Centre does not replace the need for a community centre in Markham Centre, as it is a competition venue and is frequently unavailable for public use, suggesting that a smaller community centre that residents can walk to would be appropriate for the area;
- Noted that there needs to be a connections to the schools.
- Noted that there is currently no road connection between Tributary 4 and 5, as the Toronto Region and Conservation Authority had requested it be removed, but that Remington is still trying to get this connection approved;
- Noted that all development proposals in Markham Centre need to support purpose built rentals or affordable housing to ensure there is adequate supply of inclusive housing in the area;
- Suggested there may be a need to have a parking structure for resident coming to the area to shop;
- Noted that parking is being studied as part of the Transportation Assessment for the area.

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

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. **The deputations by Christiane Bergauer-Free, Ian Free, Adam Layton, Evans Planning, Richard Tranquada, Unionville Residents Association, Maria Gatzioz, Metropia, Sheldon Levitt, Remington Group, and Randy Peddigrew, Remington Group, regarding the "Markham Centre Secondary Plan Interim Update and Discussion, Draft Development Concept: Focus on Downtown (Wards 2, 3, and 8)", be received.**

2. That the presentation entitled "Markham Centre Secondary Plan Interim Update and Discussion, Draft Development Concept: Focus on Downtown (Wards 2, 3, and 8)" be received.

Carried

5. NOTICE OF MOTION

5.1 IMPROVING THE TRANSIT ORIENTED COMMUNITIES PROPOSALS IN THE RICHMOND HILL / LANGSTAFF GATEWAY URBAN GROWTH CENTRE (10.0)

Regional Councillor Jim Jones stepped down from the position of Chair, and Deputy Mayor Don Hamilton assumed the Chair.

Regional Councillor Jim Jones briefly introduced his motion, advising that the motion urges the Province to revisit Infrastructure Ontario's plan for Transited Oriented Communities at High Tech and Bridge Station to align more closely with existing Secondary Plans for these areas, and it urges the Province to consider the economic value of burying the hydro lines in these communities.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the Development Services Committee waive the requirement to provide notice and discuss the motion "Improving the Transit Oriented Communities Proposals in the Richmond Hill/ Langstaff Gateway Urban Growth Centre" at today's Development Services Committee meeting.

Carried by Two Thirds Vote

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1) **WHEREAS** rapid population growth will continue in the Greater Toronto Area; and,

2) **WHEREAS** sprawl must be contained as much as possible, to reduce traffic congestion, maintain farmland, improve housing affordability, mitigate climate change, achieve carbon reduction, and keep property taxes low; and,

3) **WHEREAS** the optimum growth solution includes Transit Oriented Communities (TOCs), designed as dense complete communities (diversity of homes, jobs, retail, leisure) connected to each other with rapid transit; and

4) **WHEREAS** the draft Secondary Plan for Richmond Hill Centre and the existing Secondary Plan for Markham Langstaff Gateway already meet and exceed TOC population density criteria & meet the goal of complete communities; and,

5) **WHEREAS** the recent Infrastructure Ontario proposals for TOCs at Bridge and High Tech Stations on the planned Yonge North Subway Extension have numerous concerns as outlined in Markham staff report of January 24, 2022, including:

- a. Excessive population density that would over-burden surrounding hard and soft infrastructure; and,
- b. Lack of sufficient jobs, meaning the Centre would not be a destination for in-bound commuters; and,
- c. Lack of sufficient parkland, leisure facilities and community amenities; and,
- d. Potential safety hazards by locating residences too close to high voltage transmission lines; and,

6) **WHEREAS** 82 ha of land in this area are undevelopable due to the presence of high-voltage hydro transmission lines. This land is largely owned by the province and has approximate real estate value of \$5B-7B and economic development potential of \$50B-100B; and,

7) **WHEREAS** Gas Insulated Lines (GIL) technology exists to safely bury 3,750m of 407 hydro transmission lines, at an estimate cost of \$220M; and,

8) **WHEREAS** utilizing these hydro lands as part of a unified Urban Growth Centre development plan would:

- a. Provide significant financial return to the landowner (i.e., Province); and,
- b. Provide more land for appropriate development, allowing complete communities to be developed; and,
- c. Reduce safety concerns from above ground high voltage hydro transmission lines; and,

9) **WHEREAS** this urban growth centre has the potential to be one of the top three centres in the GTA; and,

10) WHEREAS the City of Markham on January 26th, 2022 in a letter to the Premier of the Province stated that it anticipated forwarding further comments.

THEREFORE, BE IT RESOLVED:

- 1) That Markham Council urges the Province of Ontario to revisit the plans by Infrastructure Ontario for TOCs at High Tech and Bridge Stations and align more closely to the existing Richmond Hill and Langstaff Secondary Plans; and,
- 2) That Markham Council urges the Province of Ontario to promptly meet with York Region, Markham, and Richmond Hill representatives to understand the economic value that can be untapped from the high-voltage transmission lands; and,
- 3) That Markham Council urges the Province of Ontario to promptly commission a Blue-Sky Planning Exercise for the Richmond Hill/Langstaff Urban Growth Centre, including burial of the high-voltage hydro transmission lines and relocating the stormwater management pond; and
- 4) That Markham Council urges the Province of Ontario to explore a solution with the City of Markham and affected landowners to comprehensively plan for the development of the lands within the Langstaff Gateway Secondary Plan area outside the Province's proposed Bridge Station Transit Oriented Community, and to address inter-dependencies and related issues such as cost sharing arrangements for parks, civic uses and infrastructure; and**

And this motion be circulated to the following:

- Hon Doug Ford, Premier
- Hon Kinga Surma, Minister of Infrastructure Ontario
- Hon Caroline Mulroney, Minister of Transportation
- Hon Steve Clark, Minister of Municipal Affairs and Housing
- Hon Peter Bethlenfalvy, Minister of Finance
- Hon Vic Fedeli, Minister of Economic Development, Job Creation and Trade
- Andre Horwath, Leader of the New Democratic Party of Ontario
- Steven Del Duca, Leader of the Liberal Party of Ontario
- Mike Schreiner, Leader of the Green Party of Ontario
- Phil Verster, CEO, Metrolinx

- Michael Lindsay, President and CEO, Infrastructure Ontario
- York Region Councillors
- Mayor and Councillors, Markham, Richmond Hill, Vaughan
- CEOs and Commissioners of Planning, York Region, Markham, Richmond Hill, Vaughan
- City Clerks – Markham, Richmond Hill, Vaughan, Durham, Brampton, Mississauga, Toronto
- Local MPPs and MPs

Carried

6. CONFIDENTIAL ITEMS

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

That Development Services Committee rise into an in-camera session at 1:19 PM to discuss the following item:

6.1 INFORMATION EXPLICITLY SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD BY CANADA, A PROVINCE OR TERRITORY, OR A CROWN AGENCY OF ANY OF THEM - TRANSIT ORIENTED COMMUNITY (WARD 1) [Section 239 (2)(h)] (13.2)

Carried

The confidential Special Development Services Committee meeting adjourned at 2:04 PM, and Council did not return to the open session from its confidential session.

7. ADJOURNMENT

The Special Development Services Committee adjourned at 1:19 PM.