

Electronic Development Services Committee Meeting

Minutes

Meeting Number: 12
March 28, 2022, 9:00 AM - 1:00 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	Lisa Chen, Senior Manager, Financial Planning & Reporting
Staff	Andy Taylor, Chief Administrative Officer	Loy Cheah, Senior Manager, Transportation
	Trinela Cane, Commissioner, Corporate Services	Stephen Lue, Acting Senior Development Manager
	Arvin Prasad, Commissioner, Development Services	Stacia Muradali, Acting Manager, Development - East
	Morgan Jones, Commissioner, Community Services	Dimitri Pagratis, Senior Planner, Central District
	Claudia Storto, City Solicitor and Director of Human Resources	Laura Gold, Council/Committee Coordinator
	Stephanie DiPerna, Director, Building Standards	Mary-Jane Courchesne, Notification Officer
	Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship	Joseph Palmisano, Manager of Transportation
	Frank Clarizio, Director, Engineering	Erica Alligood
	Biju Karumanchery, Director, Planning & Urban Design	Carman Yeung, Senior Planner
	Bryan Frois, Manager of Executive Operations & Strategic Initiatives	Chris Rickett, Director, Economic Development, Culture and Entrepreneurship
		Matthew Keay, Deputy Fire Chief

Sabrina Bordone, Senior Planner,
Central District
Alain Cachola, Senior Manager,
Infrastructure and Capital Projects

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened with Regional Councillor Jim Jones in the Chair at 9:03 AM.

The Committee recessed from 12:02 - 12:45 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

Councillor Reid McAlpine declared a conflict of interest for the following items, as he has a good friend that works for SmartCentres:

- 9.2 Preliminary Report Calloway Reit (Woodside) Inc Canadian Property Holdings (Ontario) Inc Applications for Official Plan And Zoning By-Law Amendment To Permit A Multi-Phased, Multi-Building, Mixed Use Development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8) File No.: 21 139592 (10.3)
- 9.3 Preliminary Report Unionville Square Shopping Centres Ltd. Applications for Official Plan And Zoning By-Law Amendments To Permit A Multi-Phased, Multi-Building, Mixed-Use Development at 8505, 8601 Warden Ave And 3760, 3828 Hwy 7 E (Ward 3) File No.: Plan 21 139592 (10.5)

3. APPROVAL OF PREVIOUS MINUTES

3.1 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - MARCH 1, 2022 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Special Development Services Committee Meeting held on March 1, 2022, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES COMMITTEE MINUTES - MARCH 7, 2022 (10.0)

1. That the minutes of the Development Services Committee Meeting held on March 7, 2022, be confirmed.

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognizes the following members of staff:

CAO's Office - Fire & Emergency Services

Alexander Freeman, Fire Prevention Officer, 15 Years

Community Services Commission

Claudia Marsales, Senior Manager, Waste & Environmental Management, 20 Years

Robert Kerfoot, Facility Operator I, 20 Years

Prathapan Kumar, Senior Manager, Infrastructure, 15 Years

Jesse Brooks, Arborist, 10 Years

Matthew Ribble, Arborist, 10 Years

Bindi Patel, Supervisor, Community Programs, 5 Years

Kristal Kugathan, Administrative Clerk, 5 Years

Michael Conway, Truck Driver, 5 Years

Andrew Vander Voet, Arborist, 5 Years

Corporate Services Commission

Colin Moore, Supervisor, Property Taxation, 15 Years

Linda Stott, Senior Communications Advisor, 5 Years

Development Services Commission

Kathleen Roach, Building Inspector II, 15 Years

Christina Kakaflikas, Manager, Economic Development, 15 Years

Tiffany Mak, Manager, Small Business Centre, 10 Years

Rashidul Hassan, Engineering Technologist, 10 Years

Fion Ho, Transportation Demand Management Coordinator, 10 Years

Nigel Lawrence, Process Administrator, Building Standards, 5 Years

Vince Rotondi, Technician, 5 Years

Miguel Ibrahim, Development Engineer, 5 Years

5. DEPUTATIONS

Deputations were heard with the respective agenda item.

6. COMMUNICATIONS

6.1 PRELIMINARYREPORT UNIONVILLE SQUARE SHOPPING CENTRES LTD. APPLICATIONS FOR OFFICIAL PLANAND ZONING BY-LAW AMENDMENTS TO PERMIT A MULTI-PHASED, MULTI-BUILDING,MIXED-USE DEVELOPMENT AT 8505, 8601 WARDEN AVE AND 3760, 3828 HWY 7 E (WARD 3)

FILE NO.: PLAN 21 139592 (10.5)

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

The following Communications were received regarding Item 9.3 - Unionville Square Shopping Centres Ltd. Applications For Official Plan And Zoning By-Law Amendments to Permit a Multi-Phased, Multi-Building, Mixed-Use Development At 8505, 8601 Warden Ave and 3760, 3828 Hwy 7 E (Ward 3):

1) Unionville Residents Association

2) Kenneth and Sylvia Kwok

Carried

6.2 PETITION AGAINST NEWSIDEWALK ON CARLTON ROAD (5.6)

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

That the Communication from Geoff Pyne regarding Agenda Item No. 7.1 – Petition Against New Sidewalk on Carlton Road, be received.

Carried

7. PETITIONS

7.1 PETITION AGAINST NEW SIDEWALK ON CARLTON ROAD (5.6)

Please refer to item #10.1 for Staff Report.

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

1. That the petition received from the residents of Carlton Road to stop the plans to construct a new sidewalk on Carlton Road be received.

Carried

7.2 PETITION - PRELIMINARY REPORT CALLOWAY REIT (WOODSIDE) INC. CANADIAN PROPERTY HOLDINGS (ONTARIO) INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MULTI-PHASED, MULTI-BUILDING MIXED USE DEVELOPMENT AT 3075, 3083, 3105, 3131,

3135, 3155, AND 3175 HIGHWAY 7 (WARD 8) FILE NO.: 21 139592 (10.3)

Please refer to item #9.2 for Staff Report.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That the petition regarding item # 9.2, "Preliminary Report Calloway REIT (Woodside) Inc. Canadian Property Holdings (Ontario) Inc. Applications for Official Plan and Zoning By-law amendment to permit a multi-phased, multi-building, mixed use development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8) File No.: 21 139592" be received.

Carried

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 MINUTES OF THE NOVEMBER 3, 2021 MARKHAM PUBLIC ART ADVISORY COMMITTEE (16.0)

The Committee requested that Council be invited to provide feedback on the Pan Am public art installation.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the minutes of the November 3, 2021 Markham Public Art Advisory Committee meeting be received for information purposes.

Carried

8.2 MINUTES OF THE JANUARY 12, 2022 AND FEBRUARY 9, 2022 FRIENDS OF THE MARKHAM MUSEUM BOARD (16.0)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the minutes of the January 12, 2022 and February 9, 2022 Friends of the Markham Museum Board meetings be received for information purposes.

Carried

8.3 MINUTES OF THE JANUARY 12, 2022, FEBRUARY 9, 2022, AND MARCH 9, 2022, HERITAGE MARKHAM COMMITTEE (16.0)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the minutes of the January 12, 2022, February 9, 2022, and March 9, 2022 Heritage Markham Committee meetings be received for information purposes.

Carried

8.4 MINUTES OF THE FEBRUARY 7, 2022 VARLEY-MCKAY ART FOUNDATION (16.0)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the minutes of the February 7, 2022 Varley-McKay Art Foundation meeting be received for information purposes.

Carried

8.5 MINUTES OF THE FEBRUARY 17, 2022 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (16.0)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the minutes of the February 17, 2022 Cycling and Pedestrian Advisory Committee meeting be received for information purposes.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT SUBMITTED BY 9781 MARKHAM ROAD LIMITED PARTNERSHIP TO PERMIT A MIXED-USE DEVELOPMENT (PHASE 2) COMPRISED OF TWO BUILDINGS WITH HEIGHTS OF 31 AND 27 STOREYS LOCATED AT 9781 MARKHAM ROAD (WARD 5)

FILE NO.: PLAN 21 140476 (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this report provides preliminary information on an application for Zoning By-Law Amendment submitted by 9781 Markham Road Limited Partnership, to permit a mixed use development (Phase 2) comprised of two buildings with heights of 32 and 27-storeys located at 9781 Markham Road. Mr. Prasad advised that the proposed development is located within the Markham Road/Mount Joy Secondary Plan area.

Marshall Smith, KLM Planning, provided a presentation on the proposed development.

Councillor Andrew Keyes advised that he met with the Applicant to discuss some of the preliminary issues, and that both a Community Information Meeting, and a statutory Development Services Public Meeting will be held on the application.

The Committee discussed the following relative to the proposed development:

- Questioned if there were plans to create a three dimensional model for the area;
- Questioned if the units and the parking were being sold separately;
- Questioned how many buyers purchased units without parking in Phase 1 of the proposed development;
- Questioned if purpose built rental units will be included in the proposed development;
- Suggested the proposed development should have both a complementary yet differential design;
- Suggested shifting the buildings to the back to permit for future residents to enjoy the proposed open space on the site, and to provide some visual relief to the Highway 48 Corridor;
- Questioned if the new *Building Code* permits the amount of glass being proposed to be used in the design of the buildings.

Mr. Smith confirmed that the units and the parking will be sold separately with the objective of making the units more affordable, and to provide buyers with more choice. Mr. Smith noted that the underground parking constructed for Phase 1 of the proposed development was built with surplus parking to be allocated to Phase 2 of the development. Mr. Smith clarified that the Applicant does not have plans to include purpose built rentals in the proposed development at this time.

Staff agreed to look into how much glass is permitted to be used in the construction of buildings in the new *Building Code*, and into whether a three dimensional model could be created for the Markham Road/Mount Joy Secondary Area.

Moved by Councillor Andrew Keyes

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment submitted by 9781 Markham Road Limited Partnership to permit a mixed-use development (Phase 2) comprised of two buildings with

heights of 32 and 27-storeys located at 9781 Markham Road (Ward 5), File No. PLAN 21 140476”, be received.

Carried

**9.2 PRELIMINARY REPORT CALLOWAY REIT (WOODSIDE) INC
CANADIAN PROPERTY HOLDINGS (ONTARIO) INC APPLICATIONS
FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO
PERMIT A MULTI-PHASED, MULTI-BUILDING, MIXED USE
DEVELOPMENT AT 3075, 3083, 3105, 3131, 3135, 3155,
AND 3175 HIGHWAY 7 (WARD 8) FILE NO.: 21 139592 (10.3)**

Councillor Reid McAlpine declared a conflict on this item, as he has a good friend that works for SmartCentres. Accordingly, he did not participate in the discussion of the item.

Arvin Prasad, Commissioner of Development Services, advised that this report provides preliminary information on applications for Official Plan and Zoning By-Law Amendments submitted by Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., to permit a multi-phased, multi-building, mixed use development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8). Mr. Prasad further advised that the Applications were deemed complete by staff on November 25, 2021, and that the 120-day period set out in the *Planning Act* before the Owners can appeal the Applications to the Ontario Land Tribunal (OLT) for a non-decision ended on March 25, 2022.

Kate Cooper, Bousfields Inc., provided a presentation on the proposed development.

James Daniel, SmartCentres, was in attendance to answer questions from the Committee.

The following deputations were provided on the proposed development:

Stephanie Bradbrook, spoke on behalf of her neighbours, expressing the following concerns regarding the proposed development: the height and density; the impact the proposed development will have on traffic safety and congestion, especially on the intersection of Fairburn Drive and Highway 7; it does not include adequate parking, which may cause visitors to park on side streets; it will cause overcrowding of the park, which will generate more litter; and the loss of retail, such as Chapters and Winners, which the community enjoys. Ms. Bradbrook also questioned if the proposed height of the building would interfere with the Buttonville Airport.

Hua Gao expressed the following concerns regarding the proposed development: the impact it will have on traffic safety and congestion and on his family's privacy, as the future residents of the high-rise towers will be able to see into their backyard. Mr. Gao asked Committee to consider the residents enjoyment of their community.

Lee Chen expressed the following concerns regarding the proposed development: the impact it will have on traffic congestion on Highway 7; the impact it will have on pedestrian safety, especially when trying to cross the street at Highway 7 and Fairburn Drive; the loss of stores that residents have been shopping at for decades; the light, air, and noise pollution it will create; the loss of privacy due to residents residing in the high-rise buildings being able to see her backyard activities; and the disruption of the construction and its potential impacts on the foundation of her house.

Shijie Shu expressed the following concerns regarding the proposed development: the height and density; the traffic congestion it will create on Highway 7; and that emergency vehicles may not be able to get around fast enough. Mr. Shu suggested the project should be re-considered.

Leo Zhou expressed the following concerns regarding the proposed development: loss of retail; inadequate parking; and that the height of buildings may interfere with the Buttonville Airport.

Committee discussed the following relative to the proposed development:

- Questioned if there is a retail transition plan and how the existing retail tenants fit into the proposal;
- Suggested distributing the height and density out across the development;
- Challenged the Applicant to create more of a “sense of place” for the proposed development as a whole;
- Suggested the Applicant create an interesting and inspiring place that the community can enjoy;
- Questioned whether the Longo's plaza was contemplated as part of the proposed development;
- Suggested creating more of a retail presence along the Highway 7 frontage.

Mr. Daniel confirmed that the Applicant plans to move some of the impacted tenants to the west side of the plaza.

The Committee thanked the residents for their feedback, and advised that the City is in the process of updating the Markham Centre Secondary Plan (the plan for

this area), and that more information regarding the updates to the plan is available on the City's website.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jack Heath

That the deputations by Stephanie Bradrook, Hua Goa, Li Chen, Shijie Shu, and Lei Zhou, regarding PRELIMINARY REPORT, Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782" be received.

That the report titled "PRELIMINARY REPORT, Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782" be received.

Carried

9.3 PRELIMINARY REPORT UNIONVILLE SQUARE SHOPPING CENTRES LTD. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A MULTI-PHASED, MULTI-BUILDING, MIXED-USE DEVELOPMENT AT 8505, 8601 WARDEN AVE AND 3760, 3828 HWY 7 E (WARD 3)

FILE NO.: PLAN 21 139592 (10.5)

Councillor Reid McAlpine declared a conflict on this item, as he has a good friend that works for SmartCentres. Accordingly, he did not participate in the discussion of the item.

Arvin Prasad, Commissioner of Development Services advised that this report provides preliminary information on applications for Official Plan and Zoning By-Law Amendments submitted by Unionville Shopping Centres Ltd., to permit a multi-phased, multi-building, mixed-use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East. Mr. Prasad further advised that the Applications were deemed complete by staff on November 25, 2021, and that the 120-day period set out in the *Planning Act* before the Owners can appeal the Applications to the Ontario Land Tribunal (OLT) for a non-decision ended on March 25, 2022.

Kate Cooper, Bousfields Inc. provided a presentation on the proposed development.

The following deputations were provided on the proposed development:

Christiana Bergauer-Free expressed the following concerns regarding the proposed development: the lack of green space; the lack of public amenities; the lack of emergency services; the impact it will have on the quality of life of existing residents; that it does not comply with the City's Official Plan; and the density and height is too high. Ms. Bergauer-Free asked Council to be respectful of both existing and future residents when considering the Applications.

Michael Gannon, representing the Unionville Residents Association, expressed the following concerns regarding the proposed development: that all five towers exceed the permitted height in the City's 2014 Official Plan; that the density exceeds the 5.0 FSI proposed for this area in the Markham Centre Secondary Plan Update; that it will set precedent if Council approves the proposed density, which will make it challenging for Council to not exceed its target population of 109,000 residents for Markham Centre; that there will not be adequate parking for residents to drive and shop at the grocery and drug store; and the shadow and wind impacts. Mr. Gannon advised that his full deputation was submitted to the Development Services Committee as a written submission.

The Committee suggested there should be a buffer of townhomes separating the proposed development from the adjacent backyards of the detached dwellings.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. **That the deputations by Christiana Bergauer-Free, and Michael Gannon, Unionville Residents Association, regarding "PRELIMINARY REPORT, Unionville Square Shopping Centres Ltd., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East (Ward 3), File No. PLAN 21 139592", be received.**
2. That the report titled "PRELIMINARY REPORT, Unionville Square Shopping Centres Ltd., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East (Ward 3), File No. PLAN 21 139592", be received.

Carried

9.4 PRELIMINARY REPORT APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT SUBMITTED BY MEADOW PARK INVESTMENTS (BT) LTD. TO PERMIT A 30-STOREY MIXED-USE BUILDING AT 77 ANDERSON AVENUE (WARD 5) FILE NO.: PLAN 21 144733 (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item provides preliminary information on applications for Official Plan and Zoning By-Law Amendment submitted by Meadow Park Investments Ltd., to permit a 30-storey mixed-use building at 77 Anderson Avenue (Ward 5). Mr. Prasad further advised that the property is located at the corner of Bur Oak Avenue, and Anderson Avenue and is within the Markham Road/Mount Joy Secondary Plan Area.

Rosemary Humphries, Humphries Planning Group Inc., provided a presentation on the proposed development.

Councillor Andrew Keyes advised that he has met with both Staff and the Applicant regarding the proposed development, and that the Applicant has been very responsive in ensuring that the ground level retail will be optimized.

The Committee questioned what the long-term plan is for the Bur Oak Metrolinx line, noting this should be considered as the project would have a significant impact on Bur Oak Avenue

Moved by Councillor Andrew Keyes
Seconded by Councillor Reid McAlpine

1. That the report titled “PRELIMINARY REPORT, Applications for Official Plan and Zoning By-law Amendment submitted by Meadow Park Investments (BT) Ltd. to permit a 30-storey mixed-use building at 77 Anderson Avenue (Ward 5), File No. PLAN 21 144733”, be received.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 SIDEWALK NETWORK COMPLETION PROGRAM UPDATE (CITY-WIDE) (10.0)

Committee consented to item 10.1 being discussed after the Services Awards.

Arvin Prasad, Commissioner of Development Services, advised that this item is to provide an update on the progress of the Sidewalk Network Completion Program, which was approved by Council in December 2018. Mr. Prasad further advised that it also seeks Council's endorsement on the revised Sidewalk Network Completion Program by 2030.

Frank Clarizio, Director of Engineering, provided a presentation on the revised Sidewalk Network Completion Program.

James Marjeram provided a deputation in opposition to placing sidewalks on the north side of Carlton Road. Mr. Marjeram expressed the following concerns: the sidewalk is not needed as there is a sidewalk on the south side of the road; that adding sidewalks will impact his property value; the mature trees will need to be removed to install the sidewalk; the transformers and other infrastructure will need to be moved to install the sidewalk; and that the resources could be better allocated.

Dr. Shquil Kassam, spoke in opposition to placing sidewalks on both sides of Parkway Avenue in Markham. Dr. Kassam advised that having sidewalks on north side of Parkway Avenue is sufficient for his neighbourhood.

The Committee discussed the following relative to the Sidewalk Network Completion Program Update (City Wide):

- Noted the impact of adding a sidewalk on parking for households with a single driveway, or with more than two vehicles;
- Noted that sidewalks are expensive, disruptive, and necessary;
- Noted that it is the City's Operation Department's preference to have the sidewalk set back from the roadway curb and have a wider boulevard to ensure there is enough space for snow storage;
- Clarified that sidewalks are typically installed away from the curb, but that in some locations the sidewalk is placed adjacent to the curb based on boulevard constraints/impacts;
- Suggested prioritizing the installation of sidewalks on local streets with no sidewalks rather than on minor collector roads that already have sidewalks on one side of the street;
- Clarified that the Council approved the Sidewalk Completion Program back in December of 2018 and the budget allocated to it, for the installation of sidewalk gaps on all arterial and collector roads;
- Noted that the installation of the sidewalks affects the community at large in addition to the property owner;
- Suggested that sidewalks should be evaluated on a case by case basis, or should be prioritized by safety;

- Noted that staff can evaluate requests for sidewalks on local roads, and submit a budget request, as part of the budget cycle if it is deemed that a sidewalk is needed to address a safety concern;
- Clarified that staff consider a number of factors when prioritizing sidewalk installation under the Sidewalk Network Completion Program, such as traffic volume, access to transit, access to major destinations, mid-block gap, and road classification.
- Contemplated whether minor collector roads need sidewalks on both sides;
- Suggested that minor and major collector roads need to be defined and differentiated in the Sidewalk Network Completion Program;
- Noted the importance of having continuous sidewalks on both sides of the road for children, older adults, and persons with disabilities, especially during the rush hour;
- Noted that the population is aging and that there will be more older adults that will benefit from having sidewalks on both sides of the road;
- Noted the City's responsibility under *Accessibility for Ontarians with Disabilities Act (AODA)* to remove barriers for persons with disabilities, and how this relates to providing a continuous sidewalk network;
- Noted the importance of making the City's sidewalks safe for everyone, and that there are many homes that have multigenerational families living in them whom would benefit from having sidewalks on both sides of the road;
- Clarified that staff were not aware of any complaints regarding Carlton Road not having sidewalks on both sides of the road;
- Clarified that in new subdivisions, collector roads are required to have sidewalks on both sides of the road, and that local roads will typically have sidewalks on at least one side of the road;
- Clarified that staff would consult the community on the design of the sidewalk rather than in regard to whether the sidewalks should be installed, as the policy outlines the criteria for sidewalk installation;
- Clarified that the constructability review will be conducted for all the remaining projects in the Sidewalk Network Completion Program to identify any major issues or constraints, and to provide for an improved schedule and greater budget certainty;
- Suggested that the list of sidewalk installation should be grouped by road type and cost;
- Suggested that Staff should meet with the Ward Councillor to discuss sidewalk installation on minor collector roads.

Staff responded and provided clarification to inquiries from the Committee.

The Committee referred the Sidewalk Network Completion Program back to staff.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That the Sidewalk Network Completion Program Update (City Wide) be referred back to Staff; and,

2. That staff focus on arterial and major collector roads prior to minor collector roads; and further,

3. That staff report back on how the process will work in regards to the consultation with the local Councillors and community.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new business.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

That the Development Services Committee adjourned at 2:50 PM.

Carried