

# Development Services Committee Meeting Minutes

**Meeting Number: 22**  
**July 5, 2022, 9:30 AM - 1:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti 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		
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 Stephanie DiPerna, Director, Building Standards Frank Clarizio, Director, Engineering & Urban Design Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Manager of Executive Operations & Strategic Initiatives	Sabrina Bordone, Manager, Development - Central District Loy Cheah, Senior Manager, Transportation Stephen Lue, Senior Manager, Development Laura Gold, Council/Committee Coordinator Melissa Leung, Planner II Parvathi Nampoothiri, Senior Manager, Urban Design Maggie Cheung-Madar, Assistant City Solicitor Henry Lo, Manager, Transportation Planning

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## 1. CALL TO ORDER

The Development Services Committee convened at 9:33 AM.

The Committee recessed from 11:23 AM - 11:45 PM.

The Committee recessed for lunch from 1:40 PM – 2:20 PM.

**2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**3. APPROVAL OF PREVIOUS MINUTES**

There were no minutes to approve from the previous meeting.

**4. DEPUTATIONS**

The deputations were heard with the respective item.

**5. COMMUNICATIONS**

**5.1 COMMUNICATIONS - MARKHAM CENTRE SECONDARY PLAN  
UPDATE DEVELOPMENT CONCEPT + TRANSPORTATION  
ASSESSMENT (10.4)**

**Note: Please refer to item # 7.1.**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
  - Raj Kehar, WeirFoulds LLP
  - Jason Park, Devine Park LLP
  - Alfred Szeto, Szeto Architects + Engineers
  - Nick Pileggi, Macaulay Shiomi Howson Ltd.
  - Andrew Ferancik, WND Associates

**Carried**

**6. PETITIONS**

There were no petitions.

**7. PRESENTATIONS**

## **7.1 MARKHAM CENTRE SECONDARY PLAN UPDATE - DEVELOPMENT CONCEPT + TRANSPORTATION ASSESSMENT (10.4)**

Arvin Prasad, Commissioner of Development Services, provided an overview of work undertaken to date in regards to the Markham Centre Secondary Plan Update.

Stephen Lue, Senior Manager, Development, introduced the consultants and advised that they will present an overview of the work conducted to date on the Development Concept for the Markham Centre Secondary Plan, and the transportation assessment that will describe the implications of the Development Concept for the Markham Centre Secondary Plan. Mr. Lue advised that today's presentation represents the completion of the second of three major tasks in the Markham Centre Secondary Plan Update Study, which include (1) the creation of development options that resulted in the preliminary concept; (2) the creation of the development concept; and (3) the recommended concept, which is to be completed in early 2023. Mr. Lue advised that the Markham Centre Secondary Plan policies will be based on the recommend concept. Mr. Lue advised that more engagement with stakeholders will occur over the summer, and that the results of the engagement are targeted to be presented in late fall.

Andrew Davidge, Gladki Planning, provided a presentation on the Markham Centre Development Concept.

Francois Tomeo, and Joran Talker, Steer Group, provided a presentation on the Markham Centre Transportation Assessment.

The following deputations on the Markham Centre Plan Update – Development Concept + Transportation Assessment:

Nick Pileggi, Macaulay Shiomi Howson Ltd., representing the Wyview Group, property owner of 4151 Highway 7, expressed concern that his client's lands can accommodate for greater height and density than proposed in the Development Concept for the site, and that the permitted density cannot be achieved without providing for greater height. Mr. Pileggi recommended that Council refer the proposed Development Concept back to Staff to resolve these discrepancies and achieve greater consensus.

Nick Pileggi, Macaulay Shiomi Howson Ltd, representing Kingdom Development Inc., who owns properties at 4077, 4101, and 4121 Highway 7, expressed the following concerns: (1) that there is a disconnect between the proposed building heights and FSI, as the permitted density cannot be achieved without increasing the maximum height; (2) that the preferred Development Concept does not reflect the building heights in Kingdom's development proposal for Phase 3 of their

development; and (3) it does not reflect the discussions between Kingdom and Staff in regards to their development proposal. Mr. Pileggi asked Council to not endorse the Development Concept prior to these matters being resolved.

Andrew Ferancik, WND Associates, representing New World Centre (Markham) Development Corporation, 100-110 Clegg Road, expressed the following concerns regarding the Development Concept: (1) it proposes a conceptual building and an east-west road that conflicts with his client's development proposal; (2) that further clarity be provided for the portion of their site that is designated as "Business Park Office Priority Employment" and that permissions for their lands located in the "Business Park Office Park Employment" designation be considered for mixed-use and residential uses to supports the concept of a walkable community; and (3) that the proposed heights and density for his client's site do not reflect the 7 to 46 storeys included in their development proposal, which predates the Development Concept. Mr. Ferancik recommended that Staff report back with a revised Development Concept that is supportive of intensification.

Alfred Szeto, Szeto Architects + Engineers, also representing New World Centre (Markham) Development Corporation, 100-110 Clegg Road, expressed the following concerns: (1) that the proposed Development Concept does not reflect his client's Draft Plan of Subdivision, which was submitted in 2018; (2) there is a discrepancy between the permitted FSI and height, as the permitted density cannot be achieved without increasing the height; and (3) that the project will no longer be viable with the proposed FSI and height for the subject lands.

Randy Peddigrew, Remington Group, displayed a video of what he has been envisioning for Markham Centre. Mr. Peddigrew suggested that focusing too greatly on the height and density will place a barrier on creating a walkable community. Mr. Peddigrew expressed concern that his lands have been provided with the lowest FSIs in the Development Concept, as this is where population is needed now to support existing businesses. Mr. Peddigrew explained that the developments to the east will not be built for some time, and that the City has a responsibility to support the existing businesses in the area. Mr. Peddigrew suggested there should be more flexibility in the FSI of office buildings, as this flexibility is required to attract larger corporations to the area and having this type of employment is critical to supporting other uses in the area. Mr. Peddigrew suggested that Remington will not accept an FSI of 2 for their properties located within close proximity to the GO Station. Mr. Peddigrew suggested that allowing for greater height helps create a buffer of built form around Highway 7, as Highway 407 is elevated in this area. Mr. Peddigrew suggested not including the height and FSI in the Secondary Plan, as they are overly restrictive and will lead

to delays in development due to appeals of the plan. Mr. Peddigrew noted that Remington is trying to build a unique downtown.

Matthew Cory, Malone Given Parsons, representing Dorsay Development Corporation, landowner of lands on the southwest corner of Warden and Highway 7, expressed concern that the proposed height and density for his client's lands is too low given its location in an adopted major transit station area (MTSA) in the new York Region Official Plan where the density target is 200 people and jobs per hectare. Mr. Cory advised that the height and density being proposed is more suitable for sites on the peripheral of an MTSA. Mr. Cory advised that the proposed FSI of 4 for his client's lands would not permit his client to achieve the density targets required in an MTSA, and suggested that an FSI of 7 would be more suitable. Mr. Cory further suggested that the heights of 6 to 25 proposed for eastern portion of his client's overall landholdings should also be permitted on the undeveloped portions located on the north side of Highway 7, east and west of Circa Drive. Mr. Cory also expressed concern with the "Mixed Use Office Priority" designation proposed on a portion of his client's lands and recommended a redesignation to "Mixed Use High Rise". Mr. Cory noted that a lot of work on the Development Concept has been completed, but there are still a lot of outstanding issues, which he feared could lead to hold-ups later on if not corrected.

Maria Gatzios, Gatzios Planning + Development Consultants Inc., representing Metropia, noted that Metropia (North) conforms to the Development Concept and, therefore, should be permitted to proceed. Ms. Gatzios noted that Metropia (South), located immediately adjacent to the GO Station, generally conforms to the Development Concept which proposes a maximum of 40 storeys in height, and that her client's proposal consists of three towers with heights of 36, 40, and 44 storeys. Ms. Gatzios supported adding more flexibility into the Development Concept to consider how height and density work on a site, as this may differ from site to site. Ms. Gatzios suggested that adding caps to sites creates issues, noting that some municipalities provided a minimum density to provide for more site to site customization, and to avoid Official Plan Amendments.

Ms. Gatzios, Gatzios Planning + Development Consultants Inc., representing Longos Supermarket, 3085 Highway 7, noted that the Smart Centres development application to redevelop the Markham Woodside plaza looks very different than what is proposed for these lands in the Development Concept, suggesting that the City will need to work with the landowner.

The Committee provided the following feedback on the Development Concept:

- Questioned if the City is proposing enough density to support the commercial establishments, and how the City can ensure that development gets built in a timely manner;
- Noted that there are practical reasons why residents choose not to bike;
- Suggested that the Museum should be relocated to Markham Centre, and that there is a lot of valuable land that should be used for a variety of purposes;
- Expressed concern regarding the current frequency of transit in Markham Centre;
- Suggested there should be a designated carpooling area included in the Development Concept;
- Clarified that transit frequency will increase over time as the population grows and the demand for transit increases;
- Noted that there are inconsistencies between development applications that have already been submitted and the Development Concept;
- Supported comments from deputants regarding the inconsistency between the height and density, and providing more flexibility in regards to the employment lands and the arrangement of density in the proposed Development Concept;
- Noted that residents living in Markham Centre will likely still want a car to drive to the grocery store, or to take their child to an extracurricular activity;
- Need to consider the movement of people in the greater community rather than just within Markham Centre, as the impact of the density on the existing nearby communities also needs to be considered;
- Suggested possibly rerouting the rapid transit along Highway 7 to align with where density is being proposed;
- Suggested that Markham Centre will need transit connections to other parts of the Greater Toronto Area to achieve the modal split;
- Expressed some concern regarding reducing the width of Enterprise Boulevard to provide more room for pedestrians and cyclists, suggested that programming of the street needs to be flexible, adjustable, and consider the seasonal variations of its use;
- Noted the importance of the built forms in Markham Centre having a nice urban design;
- Questioned how the Markham Centre Secondary Plan can be created so that when implemented it still permits for flexibility to create a distinct downtown core, and to do things outside of the box.

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

Moved by Councillor Alan Ho  
 Seconded by Councillor Isa Lee

1. **That the deputations by Nick Pileggi, Macaulay Shiomi Howson Ltd. (Wyview Group), Nick Pileggi, Macaulay Shiomi Howson Ltd. (Kingdom Development Inc.), Alfred Szeto, Szeto Architects + Engineers, Randy Peddigrew, Remington Group, Matthew Cory, Malone Given Parsons (New World Centre Markham), Andrew Ferancik, WND Associates (New World Centre – Markham), and Maria Gatzios, Gatzios Planning + Development Inc. (Metropia), regarding the Markham Centre Secondary Plan - Development Concept + Transportation Assessment, be received; and,**
2. **That the written submissions by Raj Kehar, WeirFoulds LLP, Jason Park, Devine Park LLP, Alfred Szeto, Szeto Architects + Engineers and Nick Pileggi, Macaulay Shiomi Howson, regarding the Markham Centre Secondary Plan - Development Concept + Transportation Assessment be received; and further,**
3. That the presentation titled, "Markham Centre Secondary Plan - Development Concept + Transportation Assessment", be received.

**Carried**

## **8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 AWARD OF PROPOSAL 080-R-21 CONSULTING SERVICES - SUPPLY, IMPLEMENTATION AND ONGOING SUPPORT OF A DRUPAL WEB DEVELOPMENT AND MANAGED SERVICE SOLUTION (7.9, 7.12)**

The Committee asked the following questions: 1) what the reasoning is for changing the website's platform; 2) if the new platform will have a better search engine; 3) if the new platform will be easier to update; and 4) if it has cloud computing capabilities.

Sumon Acharjee, Chief Information Officer, advised that the Drupal Web Development and Managed Service Solution will have more capabilities than the City's existing website, such as an improved search engine.

Rob Cole, Manager, Applications, provided a brief overview of why the City is changing web platforms, and advised that the new web platform should make it easier to update the website and that it offers cloud computing capabilities.

Moved by Councillor Andrew Keyes  
 Seconded by Councillor Khalid Usman

1. That the report entitled “Award of Proposal 080-R-21 Consulting Services – Supply, Implementation and Ongoing Support of a Drupal Web Development and Managed Service Solution; and,
2. That the contract for Consulting Services – Supply, Implementation and Ongoing Support of a Drupal Web Development and Managed Service Solution (One-time - implementation, training and Year 1 software subscription license, hosting, support & maintenance) be awarded to the highest ranked/second lowest priced bidder, OPIN Software Inc. in the amount of \$411,846.05 inclusive of HST; and,
3. That a contingency in the amount of \$32,947.68 inclusive of HST be established to cover any additional project costs, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. That the capital costs (\$411,846.05 + \$32,947.68) for implementation, training and Year-1 software subscription license, support & maintenance to the upset limit amount of \$444,793.73 be funded from capital project 21186, Portal Platform, GL account 400-101-5399-21186 with an available budget of \$447,700.00; and,
5. That a capital budget of \$150,000.00 inclusive of HST be approved to cover additional project costs for quality assurance and technical consulting to support the project implementation; and,
6. That a capital budget of \$130,000.00 inclusive of HST be approved to cover the costs of additional resources to migrate content from the existing portal to the new portal; and,
7. That the budget shortfall in the amount of \$277,093.73 (\$150,000.00 + \$130,000.00 less budget remaining of \$2,906.27 from Recommendation #4) in capital project 21186 be funded from Life Cycle Replacement and Capital Reserve; and,
8. That a capital budget of \$203,500.00 inclusive of HST be approved to cover the Tivoli support for the existing portal platform for 2 years; and,
9. That the budget for Tivoli support of the existing portal platform in the amount of \$203,500.00 be funded from Ramp up Reserve; and,
10. That the cost of the software subscription license, hosting, support and maintenance fee for five (5) years (2024-2028) in the amount of \$638,544.00 inclusive of HST and \$510,835.20 for the four (4) additional optional years (2029-2032) be funded from GL account 400-400-5361 with current annual

budget of \$180,306.00 and subject to Council approval of the 2023-2032 operating budgets in the amounts of;

- a. Year 2 (2024) - \$ 127,708.80
  - b. Year 3 (2025) - \$ 127,708.80
  - c. Year 4 (2026) - \$ 127,708.80
  - d. Year 5 (2027) - \$ 127,708.80
  - e. Year 6 (2028) - \$ 127,708.80
  - f. Year 7 (2029) - \$ 127,708.80\*
  - g. Year 8 (2030) - \$ 127,708.80\*
  - h. Year 9 (2031) - \$ 127,708.80\*
  - i. Year 10 (2032) - \$ 127,708.80\* Total - \$1,149,379.20The years identified assume Year 1 maintenance begins in 2023 and is subject to change\* Optional Year Renewal
11. That the Chief Information Officer and Senior Manager Procurement & Accounts Payable be authorized to execute the additional renewal years for the life cycle of the project (at the sole discretion of the City); and,
  12. That OPIN Software Inc be designated as the preferred vendor for the City's Drupal service needs and for Drupal hardware and software products for the term of this contract; and,
  13. That the purchase orders may be adjusted to acquire additional software to support growth and/or future Drupal portal platform upgrade or integration related projects, subject to the Expenditure Control Policy and budget approval; and,
  14. That the Chief Information Officer and Senior Manager, Procurement & Accounts Payable be authorized to approve any new purchases related to this contract needed due to growth and/or Drupal portal platform upgrade due to change in technology or system integration with other applications related to the project during the term of this contract; subject to the Expenditure Control Policy and budget approval; and further,
  15. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**8.2 REQUEST FOR APPROVAL OF STREET NAMES FOR SUBDIVISION BY MINOTAR HOLDINGS INC. AND HAL-VAN 5.5 INVESTMENTS LTD. IN THE ROBINSON GLEN SECONDARY PLAN AREA (6.3, 10.14)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That Development Services Committee approve the proposed street names “Forementon Street”, “Thorncliffe Drive”, “Hawkswood Drive”, “Eaglecrest Street” and “Lenora Drive”; and further,
2. That Staff add the street names listed above into the City’s street and park name reserve list.

**Carried**

**9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

**9.1 ENTERPRISE BOULEVARD INC. (METROPIA NORTH) AND ALIGNMENT WITH THE DEVELOPMENT CONCEPT FOR THE MARKHAM CENTRE SECONDARY PLAN UPDATE (WARD 3)**

**(10.3, 10.5)**

Arvin Prasad, Commissioner of Development Services, introduced the item, advising that Staff are recommending the approval of applications submitted by Enterprise Boulevard Inc. (Metropia North), as it aligns with the Development Concept for the Markham Centre Secondary Plan.

Stephen Lue, Senior Manager, Development provided an overview of the Enterprise Boulevard Inc. (Metropia North) development.

Maria Gatzios, provided a deputation in support of the Staff recommendation to allow for Metropia North to move forward, as it aligns with the Markham Centre Development Concept.

The Committee inquired when other applications would be permitted to move forward, and if Metropia North includes a variety of unit sizes.

Arvin Prasad, Commissioner of Development Service, advised that Staff are reviewing other development applications that are close to aligning with the Markham Centre Development Concept, and hope to bring these applications forward soon.

Ms. Gatzios advised that she will provide a full presentation on the development applications when the recommendation report is brought forward to the

Development Services Committee, noting that proposed development includes a variety of unit sizes.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the report titled, “Enterprise Boulevard Inc. (Metropia North) and Alignment with the Development Concept for the Markham Centre Secondary Plan Update (Ward 3)”, be received; and,
2. That the Development Concept, dated July 5, 2022, for the Markham Centre Secondary Plan Update Study, as it relates to the lands owned by Enterprise Boulevard Inc. (Metropia North), be endorsed; and,
3. That a staff recommendation report for the applications submitted by Enterprise Boulevard Inc. (Metropia North) under File PLAN 20 113948 be brought to a future Development Services Committee, and further,
4. That staff be authorized and directed to all things necessary to give effect to this resolution.

**Carried**

#### **10. MOTIONS**

There were no motions.

#### **11. NOTICES OF MOTION**

There were no notices of motions.

#### **12. NEW/OTHER BUSINESS**

There was no other business.

#### **13. ANNOUNCEMENTS**

There were no announcements.

#### **14. CONFIDENTIAL ITEMS**

Moved by Andrew Keyes

Councillor Amanda Collucci

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 2:21 PM to discuss the following matters:

## **14.1 DEVELOPMENT AND POLICY ISSUES**

**14.1.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; (WARD 8) [Section 239 (2) (e)] (8.0, 10.5, 10.6) OLT APPEAL - 7647 KENNEDY RD. BY GLEN ROUGE HOMES**

**14.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [Section 239 (2) (e)] (8.0) OLT APPEAL BY 2456965 ONTARIO INC. (TIMES GROUP) -3851-3863 HIGHWAY 7 AND 8-38 WATER WALK DRIVE**

**Carried**

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

The Development Services Committee raised from its confidential session at 3:20 PM.

**Carried**

## **15. ADJOURNMENT**

Moved by Councillor Alan Ho  
Seconded by Councillor Isa Lee

The Development Services Committee adjourned at 3:22 PM.

**Carried**