

Special Development Services Committee Minutes

Meeting Number: 19

July 5, 2023, 9:30 AM - 5:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Councillor Keith Irish	Councillor Andrew Keyes
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Loy Cheah, Senior Manager, Transportation Darryl Lyons, Deputy Director, Planning & Urban Design Stephen Lue, Senior Manager, Development	Patrick Wong, Acting Manager, Natural Heritage Jennifer Wong, Manager, Sustainability David Porretta, Manager, Traffic Engineering Martha Pettit, Deputy City Clerk Erica Alligood, Election & Committee Coordinator Melissa Leung, Planner I Lawrence Yip, Senior Planner, Urban Design Rajeeth Arulanantham, Assistant to Council / Committee Maggie Cheung-Madar, Assistant City Solicitor

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1. **CALL TO ORDER**

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

Mayor Scarpitti arrived to the meeting at 9:51 AM.

Deputy Mayor Chan arrived to the meeting at 10:28 AM.

The Committee recessed from 12:15 PM to 1:15 PM and from 3:26 PM to 3:40 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 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**

3.1 COMMUNICATION - MARKHAM CENTRE SECONDARY PLAN UPDATE (10.0)

Note: Please refer to item 4.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the communications submitted on behalf of the Toronto and Region Conservation Authority (TRCA), **Evans Planning on behalf of OnePiece Ideal (MS) Developments Inc., Malone Given Parsons on behalf of YMCA of Greater Toronto, Malone Given Parsons on behalf of IBM Canada Limited, Infrastructure Ontario, and Macaulay Shiomi Howson Ltd. on behalf of Kingdom Development Inc.,** providing comments regarding the above subject matter be received.

Carried

4. **PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS**

4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as a recommended concept for the Markham Centre Secondary Plan for which conceptualization began in 2019. Commissioner Prasad advised that the Secondary Plan process has set parameters for the study and hosted numerous engagement opportunities with stakeholders. Commissioner Prasad advised that on February 2, 2023, Planning Staff hosted the first in-person public open house since the pandemic ended to solicit comments on the development concept. Commissioner Prasad advised that the presentations before Committee bring forth the recommended concepts, containing the Community Energy Plan and Smart Cities strategy.

Stephen Lue, Senior Manager, Development, provided introductory remarks advising this presentation has a balanced approach to lay the foundation for Markham Centre's future. Mr. Lue introduced Andrew Davidge, Gladki Planning, to provide a presentation.

Andrew Davidge, Gladki Planning, introduced his team and provided a presentation. Mr. Lue provided an overview of the proposed developments and active development applications within Markham Centre.

The Committee provided the following feedback:

- Inquired about next steps and asked if a public meeting would be scheduled prior to the Secondary Plan proceeding to Council. Stephen Lue, Senior Manager, Development Planning advised that Staff are currently seeking feedback on the recommended concept and confirmed that the policy framework would be brought to a statutory public meeting, noting that the policy framework will take approximately six months to develop.
- Asked if the Secondary Plan would be amended once the MTO alignment is approved. Mr. Lue advised that Staff is considering establishing a special policy area which would have a separate study.
- Asked about the status of the environmental assessment related to the MTO alignment. Frank Clarizio, Director, Engineering, clarified that environmental assessments typically expire, at which time an environmental assessment amendment is required to extend the environmental assessment. Director Clarizio noted that Staff are looking for a new alignment to show what has changed from previous analysis.

- Inquired about the proposed elementary schools on the North-side of Highway 7 up to Village Parkway, noting that the proposed 7 schools may be too few if they are expected to be the size of typical elementary schools. Commissioner Prasad explained there is a greater movement of school boards toward urban format schools and noted that Provincial involvement may allow school boards to move toward less land intensive schools.
- Asked if a broad report would be brought to Council on the impact of Bill 23 on park acquisition and strategy. Commissioner Prasad advised that within the Markham Centre Secondary Plan process, some larger developers have agreed that parkland must be provided for Markham Centre to work. Commissioner Prasad confirmed that Staff continues to look at parkland acquisition and strategy which will be shared with Council.
- Asked about approvals of developments prior to the Secondary Plan being finalized and if the expected population will change based on development approvals. Mr. Lue confirmed that the Secondary Plan may need to be re-evaluated when it is looked at again in 5 to 10 years, particularly with regards to population considering development approvals both through the City and the OLT.
- Inquired about possible relocation of the Markham Museum. Commissioner Prasad confirmed that this is not something being explored through the Secondary Plan.
- Asked if Automated Vacuum Collection systems were being looked at for inclusion in the policy. Mr. Davidge confirmed AVAC considerations could be included in the policy depending on Council direction.
- Asked about proposed parkland at Rodick Road. Mr. Davidge advised that this was identified as parkland because the intensity of planned development is low, and it is accessible to the rest of the area.
- Inquired about bus service and terminals throughout Markham Centre. Mr. Davidge confirmed that Unionville GO Station will be further developed and will continue to evolve.
- Asked if there were still considerations around constructing a square similar to Nathan Phillips Square. Mr. Davidge confirmed that Markham Civic Square is still being considered for Markham Centre.

- Stressed the importance of wide boulevards with proper enhancements such as tree planting, to create vibrant and inviting communal spaces throughout Markham Centre.
- Asked how the City can ensure that the area maintains balance with a mix of commercial, employment, and residential uses. Mr. Davidge explained that a mixed-use office priority section is being considered within the Secondary Plan which would require 50% of the ground floor area be employment and office uses, providing greater connection of residential and employment. Mr. Davidge also indicated the areas within the Secondary Plan which are protected for employment uses.
- Asked for the rationale on limiting floor space index on non-residential uses. Mr. Davidge confirmed that this will be taken back for consideration, noting that there are municipalities that did not include restrictions.

Randy Peddigrew, Deputant, expressed concerns with the non-residential uses in the plan, noting that flexibility will be required to move quickly on proposed developments if there is a desirable use, noting the competition surrounding non-residential uses. Mr. Peddigrew encouraged the City to look at the benefits associated with cost-sharing and landowner groups.

Maria Gatzios, Deputant, provided comments on behalf of five landowners within Markham Centre, generally in support of the draft concept layout, while expressing concerns that the proposed density is not consistent with the surrounding area. Ms. Gatzios expressed support of more density being strategically placed for First Markham Place.

Smart Cities:

Sumon Acharjee, Chief Information Officer, provided an introduction to another element of the Markham Centre Secondary Plan update, noting that it is related to the Smart Cities strategy and roadmap. Mr. Acharjee advised that this strategy will identify dimensions for a scalable Smart City approach, identify preliminary opportunities for Markham Centre, and provide recommendations for short, medium, and long-term elements of implementation. Mr. Acharjee introduced Rick Huijbregts, Stantec, to deliver a presentation.

Rick Huijbregts, Global Lead, Smart Cities, Stantec, delivered a presentation.

The Committee provided the following feedback:

- Asked about the use of digital twins. Mr. Huijbregts advised that digital twins are an evolution of 3D modelling and GIS, and a way to use real-time data to enrich existing tools.
- Inquired about the possibility of establishing a data centre to investigate data collected through sensor driven operations. Mr. Huijbregts agreed that there may be partnerships available in this realm and noted the opportunity in the Secondary Plan to dictate a path forward.
- Expressed concerns related to the end-goal and how that could be achieved through partnerships. Mr. Huijbregts confirmed that a road map is in development to break down components, noting that the goal of the Secondary Plan is not to design a completed network but to develop recommendations on how to operationalize with policies and language consistent with the overall vision. Mr. Acharjee further explained that some next steps within the Smart City planning component may come through grants as it is a unique process, explaining that Staff will be looking to cities like Boston and Cleveland to see how Smart City elements have been realized.
- Asked when the Committee can expect further details. Trinela Cane, Commissioner, Corporate Services, advised that Staff will first undertake priority items within the City's purview and then establish priorities for earlier action. Commissioner Cane advised that Staff will look to underground infrastructure to lay the groundwork for future implementation.
- Asked about progress on an autonomous vehicle pilot. Commissioner Cane advised that the pilot would be conducted by the Region as it is difficult to conduct a pilot with vehicles crossing municipal borders. Director Clarizio further confirmed that Engineering Staff plan to report back in September in conjunction with Economic Development to introduce information related to a Micro-mobility Strategy.

Community Energy Plan:

Trinela Cane, Commissioner, Corporate Services, provided a brief introduction reminding Committee that the City has committed to net zero emissions by 2050 and have established a community energy plan. Commissioner Cane advised that the Community Energy Plan for Markham Centre will go hand in hand with the principles and strategies within the secondary plan. Commissioner Cane introduced Jennifer Wong to provide further remarks.

Jennifer Wong, Manager, Sustainability, provided brief introductory remarks and introduced Yuill Herbert to deliver a presentation.

Yuill Herbert, Director, Sustainability Solutions Group (SSG), delivered a presentation.

The Committee provided the following feedback:

- Questioned if solar on windows or geothermal considerations are being made through this process. Mr. Herbert confirmed that the City of Edmonton did this with a new convention centre and noted that these examples will be used to make requirements within the secondary plan.
- Asked if solar panels can be produced in Canada. Mr. Herbert commented that domestic production is feasible as the energy resulting from the panel recovers the manufacturing costs in one year.
- Asked if the existing sustainability metrics are sufficient considering the net zero by 2050 goal. Ms. Wong confirmed that this is an ongoing conversation with the Technical Advisory Committee which includes developers, representatives from the transportation sector, City staff and other stakeholders.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the presentation dated, July 5, 2023, titled, “Markham Centre Secondary Plan Update: Recommended Development concept”, **be received**; and,
2. **That Staff report back to a Development Services Committee in September; and,**
3. **That the deputations from Randy Peddigrew and Maria Gatzios be received; and,**
4. That the presentation dated, July 5, 2023, titled, “Markham Centre Secondary Plan Community Energy Plan”, be received; and,
5. That the presentation dated, July 5, 2023, titled, “Markham Centre Secondary Plan Smart City Strategy”, be received; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

5.1 PROPOSED NATURAL HERITAGE POLICIES OF THE PROVINCIAL PLANNING STATEMENT (10.0)

Giulio Cescato, Director, Planning & Urban Design, introduced this item as a brief update on the Provincial Planning Statement related to proposed natural heritage policies.

Darryl Lyons, Deputy Director, Planning & Urban Design, advised that Staff are satisfied with the proposed changes and recommended that the Province prepare implementation guidelines to support natural heritage planning. Mr. Lyons introduced Patrick Wong to deliver a presentation.

Patrick Wong, Acting Manager, Natural Heritage, delivered a brief presentation.

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

1. That the July 5, 2023 report titled “Proposed Natural Heritage Policies of the Provincial Planning Statement” be received; and,
2. That the Province of Ontario be advised that the City of Markham has no concerns with the proposed natural heritage policies of the Provincial Planning Statement; and,
3. That the Province of Ontario be requested to review and update their natural heritage guidelines to support the implementation of the Provincial Planning Statement; and,
4. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments on the proposed natural heritage policies of the Provincial Planning Statement; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE MATTERS

6.1 ROAD SAFETY PLAN DEVELOPMENT UPDATE PRESENTATION (5.12)

Arvin Prasad, Commissioner, Development Services, introduced this item as an update on the progress of York Region's Road Safety Plan. Commissioner Prasad

reminded the Committee that in 2022 Council directed that Staff work with York Region to develop a Road Safety Plan. Commissioner Prasad advised that York Region Staff were in attendance to provide an update on speed enforcement infrastructure and road safety elements.

Peter Miasek, Deputant, representing the Cycling and Pedestrian Advisory Committee, expressed support for the planned approach of the Road Safety Plan as it is a coordinated approach between the Region and the City. Mr. Miasek recommended additional measures including high priority items for implementation and expressed concerns with the timeline for shovels in the ground which is proposed for 2025. Mr. Miasek also recommended stronger branding for the Road Safety Plan.

Loy Cheah, Senior Manager, Transportation, delivered a presentation and introduced Nelson Costa from York Region to assist with the presentation and to provide York Region updates.

Nelson Costa, Manager, Corridor Control and Safety, York Region, provided a presentation specific to York Region updates.

David Porretta provided an overview of the City of Markham Traffic Safety Program and initiatives.

The Committee provided the following feedback:

- Inquired about the timing of the plan and if any steps can be taken in the interim. Frank Clarizio, Director, Engineering, advised that Staff are looking to develop the program for Q4 of 2024 as a capital program with a proactive approach.
- Encouraged Staff to look to expediting speed reduction measures on local roads where possible.
- Inquired about cost and feasibility of implementing automated speed enforcement in the City. Mr. Clarizio confirmed that the focus for implementation of automated speed enforcement is currently on Regional roads. Mr. Costa advised that automated speed enforcement cameras cost approximately \$250,000 each.
- Discussed the use of vertical traffic calming measures, such as speed humps, noting that previous investigation determined them to have negative consequences.
- Asked if a consultant could be engaged in the Fall of this year as the Region's Traveller Safety Plan will almost be complete. Mr. Cheah

confirmed that Staff could look at releasing an RFP this Fall dependent on if the Region's Traveller Safety Plan development work reaches the expected stage.

- Asked for Staff to consider a more robust and permanent public education program. Mr. Cheah confirmed that this will be looked at using the data coming out of the Regional study.
- Asked how many tickets are issued through the automated speed enforcement cameras. Mr. Costa estimated about 100 tickets per month are issued on average, noting that the number ranges from area to area.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the presentation entitled "Road Safety Plan Development Update" be received; and,
2. **That the deputation from Peter Miasek be received; and further,**
3. **That Staff be directed to prepare for the release of an RFP for a Consultant for the Road Safety Plan in Q4 of 2023.**

Carried

7. NEW BUSINESS

Councillor Karen Rea requested that Staff review the zoning for outdoor patios as entertainment does not seem to be currently permitted. Councillor Rea noted that many restaurants along Main Street wish to have live music on their patios during the summer months.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That Staff review the Zoning By-law related to outdoor patios to permit entertainment on outdoor patios for the local restaurants in the City.

Carried

8. CONFIDENTIAL ITEMS

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

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

Carried

8.1 DEVELOPMENT AND POLICY MATTERS

8.1.1 COMMUNICATION FROM MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING (10.0)

(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.) [Municipal Act, 2001, Section 239 (2) (h)]

9. ADJOURNMENT

That the Special Development Services Committee adjourn at 6:18 PM.