

Development Services Committee Meeting Minutes

Meeting Number: 28

December 11, 2023, 10:00 AM - 1:30 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 Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Bryan Frois, Manager of Executive Operations & Strategic Initiatives Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering Stephanie DiPerna, Director, Building Standards Alice Lam, Director, Operations Chris Rickett, Director, Economic Development, Culture and Entrepreneurship	Eddy Wu, Acting Commissioner, Community Services Stephen Lue, Senior Manager, Development Regan Hutcheson, Manager, Heritage Alain Cachola, Senior Manager, Infrastructure and Capital Projects Stacia Muradali, Manager, Development - East Liliana Da Silva, Senior Planner Evan Manning, Senior Planner, Heritage Duran Wedderburn, Manager, Policy Michael Sraga, Senior Planner II Martha Pettit, Deputy City Clerk Rajeeth Arulanantham, Assistant to Council / Committee Alida Tari, Manager, Access & Privacy

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1. CALL TO ORDER

The Development Services Committee meeting convened at 10:03 a.m. with Regional Councillor Jim Jones as Chair.

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

None disclosed.

3. DEPUTATIONS

See item #6.3 and item #7.1

4. COMMUNICATIONS

**4.1 COMMUNICATION ON MARKVILLE SECONDARY PLAN STUDY
INTERIM REPORT (10.4)**

Note: Please refer to item 7.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Michael Chan

1. That the communication submitted by Elisabeth Tan providing comments regarding the above subject matter be received.

Carried

5. PETITIONS

5.1 PETITION AGAINST THE PROPOSED MARKVILLE SECONDARY PLAN (10.4)

Note: Please refer to item 7.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the petition entitled "Petition Against the Proposed Markville Secondary Plan" from the Markville Community Association, Markham Community Connect Association, South Unionville Resident Forum and Unionville Community Association be received; and,
2. That the petition entitled "Petition Against the Proposed Markville Secondary Plan" from Owners/Residents of 25 Austin Drive be received; and,
3. That the petitions be referred to Staff, and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

6.1 ELGIN MILLS ROAD, SCHEDULE C MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (EA) STUDY (WARDS 2, 5 AND 6) (10.0)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the report entitled "Elgin Mills Road, Schedule C Municipal Class Environmental Assessment (EA) Study (Wards 2, 5 and 6)", be received; and,
2. That the preferred alignment and design concept of Elgin Mills Road from Woodbine Avenue to McCowan Road, as set out in the Environmental Study Report (ESR), be endorsed; and,
3. That City staff be authorized to issue a Notice of Study Completion and file the Schedule C Municipal Class EA Study for Elgin Mills Road with the Ministry of the Environment, Conservation and Parks (MECP); and,

4. That as per the feedback received at the Development Services Committee on November 14, 2023, City staff undertake further evaluation of the Active Transportation during the detailed design stage and endeavor to accommodate separated cycling and pedestrian facilities where possible along Elgin Mills Road; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM - 2023 (10.0)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the Staff report, dated December 11, 2023, titled, “Commercial Façade Improvement Grant Program - 2023”, be received; and,
2. That Council supports the following financial assistance for four project requests, representing \$25,173.61 in grant assistance:
 - a. The proposed replacement of one modern window, and the re-conditioning of two historic wooden windows at 819 Bur Oak Avenue, subject to the applicant obtaining a Heritage Permit for the proposed work (up to a maximum of \$6,122.61); and,
 - b. The repair and replacement of damaged brick at 5 George Street, Markham Village, subject to the applicant obtaining a Heritage Permit for the proposed work (up to a maximum of \$3,051.00); and,
 - c. The installation of a ground sign approved by the City at 4470 Highway 7 East Unionville, subject to the applicant removing existing abandoned and non-compliant signage (up to the maximum of \$1,000.00); and,
 - d. The reconditioning of the historic wooden windows, and installation of appropriate new storm windows at 8961 Ninth Line, subject to the applicant obtaining a Heritage Permit (up to a maximum of \$15,000.00); and,
3. That the grants be funded through the Commercial Facade Improvement Grant Program Fund, Account 620-101-5699-23065 (\$30,000.00 available for 2023); and further,

4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3 RECOMMENDATION REPORT – OBJECTIONS TO NOTICES OF INTENTION TO DESIGNATE – PHASE III PROPERTIES (16.11)

Tom Carvelli addressed the Committee and spoke in opposition of Council's intention to pursue heritage designation for the property municipally known as 2972 Elgin Mills Road East.

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the Staff report, dated December 11, 2023, titled "RECOMMENDATION REPORT, Objections to Notices of Intention to Designate – Phase III Properties", be received; and,
2. That the written objections to designation under the *Ontario Heritage Act* as submitted by or on behalf of the property owners of 10690 McCowan Road (Ward 6) and 2972 Elgin Mills Road East (Ward 2), be received as information; and,
3. **That the deputation from Tom Carvelli be received; and,**
4. **That the written communication from Paul Durfee Oberst from Paul Oberst Heritage Consulting be received; and,**
5. That Council affirm its intention to designate 10690 McCowan Road (Ward 6): "William Henry Meyer House" under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
6. That Council affirm its intention to designate 2972 Elgin Mills Road East (Ward 2): "John and Elizabeth Rowbotham House" under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
7. That the Clerk's Department be authorized to place designation by-laws before Council for adoption; and,
8. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-laws as per the requirements of the *Ontario Heritage Act*; and further,

9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 MARKVILLE SECONDARY PLAN STUDY INTERIM REPORT (10.4)

Arvin Prasad, Commissioner of Development Services addressed the Committee and provided some opening remarks relative to the Markville Secondary Plan Study.

Duran Wedderburn, Manager, Policy, delivered a presentation on the policy context that informs how growth is accommodated in Markham and the role secondary plans play in the process, relative to the Markville Secondary Plan Study.

There was discussion relative to proposed changes to the Provincial planning policy framework and the introduction of Bill 23 and the impacts to municipal planning.

John Tassiopoulos, Practice Lead, WSP, delivered a presentation on the Markville Secondary Plan Study that included: project overview, policy context, public engagement, vision and guiding principles, emerging concepts and preliminary policy and next steps.

Ron Hurlbert addressed the Committee advising that his family has two businesses that will be impacted by the proposed Markville Secondary Plan Study, and stated some concerns.

Cindy Li addressed the Committee and stated concerns with the Markville Secondary Plan Study that included proposed building heights, potential building shadowing, increased noise, and increase of traffic in an already congested area.

Charles Conrad addressed the Committee with respect to the Markville Secondary Plan Study and spoke in support of well planned growth near transit.

Guangsi (James) Zhang addressed the Committee on behalf of Markville Community Association (MCA) and Markville Community Connect Association (MCCA) and spoke in opposition to the Markville Secondary Plan study. He stated concerns with the increase in traffic, lack of public facilities, insufficient infrastructure to support the growth, and lack of park space.

Emily Guo addressed the Committee regarding the Markville Secondary Plan Study and stated concerns such as increase in traffic, lack of proper infrastructure and insufficient public resources such as schools.

Tony Sun addressed the Committee relative to the Markville Secondary Plan Study and stated concerns. He believes that there is a lack of community services, facilities and amenities to support the growth.

Elisabeth Tan on behalf of the Milne Dam Ratepayers Association addressed the Committee regarding the Markville Secondary Plan Study and stated concerns. She feels there is a lack of parks and open space, and lack of pedestrian and cycling facilities to support the growth.

Mike Carbonneau addressed the Committee with respect to the Markville Secondary Plan Study and stated concerns. He believes there is a lack of infrastructure to support the growth.

Xian Zheng addressed the Committee regarding the Markville Secondary Plan Study and stated concerns such as safety for children and seniors.

Paul Yang addressed the Committee requesting clarification on the proposed Cadillac Fairview application.

Yogna Zhao addressed the Committee with respect to the Markville Secondary Plan Study and stated concerns that include increase in traffic, lack of schools and safety concerns for existing and new residents.

It was noted that all the feedback received including today's discussions relative to land use, servicing and transportation will be reviewed by City planning staff while they continue to work together with the consultants. Consultation with stakeholders and the public in Q1 2024 and technical modelling and analysis will inform the preparation of the final study.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report and presentation dated December 11, 2023, entitled, "Markville Secondary Plan Study Interim Report" be received; and,
2. **That the deputations from Ron Hurlbert, Cindy Li, Charles Conrad, Guangsi (James) Zhang, Emily Guo, Tony Sun, Elisabeth Tan, Mike Carbonneau, Xian Zheng, Paul Yang and Yogna Zhao be received; and,**
3. **That the written communications from Stephen Lusk and Oleg Seleznev be received; and**

4. That the Markville Secondary Plan Study Interim Report and emerging concept be released for public consultation and input to support the preparation of the final study; and,
5. That staff be directed to host a Community Information Meeting in Q1 2024 to present the interim report and emerging concept; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICES OF MOTION

There were no notices of motion.

10. NEW/OTHER BUSINESS

There was no new/other business.

11. ANNOUNCEMENTS

There were no announcements.

12. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Regional Councillor Joe Li

That the Development Services Committee meeting adjourn at 1:52 p.m.

Carried