

Development Services Committee Meeting Minutes

Meeting Number: 2
January 23, 2024, 9:00 AM - 3:00 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 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 Hersh Tencer, Senior Manager, Real Property Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering	Eddy Wu, Director, Environmental Services Stephen Lue, Senior Manager, Development Rick Cefaratti, Senior Planner, West District Loy Cheah, Senior Manager, Transportation Duran Wedderburn, Manager, Policy Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee Lee Boudakian, Manager, Economic Development Nehal Azmy, Engineer, Capital Works

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1. CALL TO ORDER

The Development Services Committee convened at 9:10 AM with Regional Councillor Jim Jones in the Chair.

Councillor Collucci arrived to the meeting at 9:26 AM.

The Committee recessed from 11:08 to 11:25 AM.

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. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - DECEMBER 11 AND DECEMBER 12, 2023 (10.0)

Moved by Councillor Ritch Lau

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held on December 11 and December 12, 2023 be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of staff:

Community Services Commission

William Toleck, Working Supervisor, Waterworks, Environmental Services, 20 Years

Corporate Services Commission

Anjela Melnic, Supervisor, Payroll, Financial Services, 15 Years

Hilton Lee, Financial Analyst, Accounting, Financial Services, 15 Years

Shannon Neville, Sr. Financial Analyst, Development Finance, Financial Services, 10 Years

Bryan Huang, Tax Certificates Clerk, Financial Services, 5 Years

Development Services Commission

Christina Dimou, Applications Administrator, Building Standards, 20 Years

Nehal Azmy, Engineer, Capital Works, Engineering, 20 Years

5. DEPUTATIONS

Oleg Chekhter, Michael Khalil, Valerie Burke, Barry Nelson, Andrew Baldwin, Evelin Ellison, and Elizabeth Janz made deputations on Item 9.1 as detailed with the respective item.

Valerie Burke, Andrew Baldwin, Barry Nelson, Evelin Ellison, and Jeffrey Streisfield made deputations on Item 9.2 as detailed with the respective item.

6. COMMUNICATIONS

6.1 COMMUNICATION ON RECOMMENDATION REPORT, GRMADA HOLDINGS INC. AT 7509-7529 YONGE STREET, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF

TWO 60-STOREY TOWERS, 1330 RESIDENTIAL UNITS, AN 8-STOREY PODIUM AND GROUND RELATED RETAIL USES AT 7509-7529 YONGE STREET (WARD 1), FILE PLAN 23 141587 (10.3, 10.5)

Note: Please refer to item 9.1 for staff report.

Moved by Councillor Keith Irish

Seconded by Councillor Juanita Nathan

1. That the communications submitted by Elizabeth and Robert MacLean, Vaughn Hibbits, Gayle Ferguson, John Carrington, Alison Chong, Elizabeth Janz and Ghasem Fani, Diane Berwick, Jennifer Copeland, Linda Robinson, Ralph Robinson, Sahar Nezami, Sylvia Gatti-Klein, Valerie Burke, Babak Yazdanparast, Lister and Susan Smith, Jeff Budd, Olana Alcock, Joan Honsberger, Barry Nelson and Adam Birrell on behalf of the Thornhill Historical Society, Paul Chronis, Weirfoulds LLP, and Nestor Repetski be received.

Carried

6.2 COMMUNICATION ON RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHILL, SAMUEL FRANCIS HOUSE (16.11)

Note: Please refer to item 9.2 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the communications submitted by Jeffrey E. Streisfield, representing the owner of 7951 Yonge Street, Diane Berwick, Valerie Burke, Joan Honsberger, and Barry Nelson and Adam Birrell on behalf of the Thornhill Historical Society, providing comments regarding the above subject matter be received.

Carried

6.3 COMMUNICATION - REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)

Note: Please refer to item 10.1 for the motion.

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the written submission from Elisabeth Tan be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – DECEMBER 5, 2023 (10.0)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held December 5, 2023, be confirmed.

Carried

**8.2 MAIN STREET UNIONVILLE – PROJECT BUDGET UPDATE, WARD 3
(5.10)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report entitled “Main Street Unionville – Project Budget Update, Ward 3”, be received; and,
2. That the Engineering Capital Account # 083-5350-22338-005 (Main Street Unionville Reconstruction) be increased from \$11,823,000 to \$14,721,034, to include the scope adjustment, as identified in this report in the amount of \$2,898,034, inclusive of HST, to be funded from the following sources:
 - a. Life Cycle Fund - \$328,307
 - b. Waterworks Reserve - \$529,478
 - c. Other - \$2,040,249 (to be confirmed in the future by staff)
3. That staff report back on the funding approach to address the project budget increase; and,
4. That the Mayor and Clerk be authorized to execute an agreement with York Region to govern cost sharing for the Regional watermain replacement on Carlton Road, provided that the form of such agreement is satisfactory to the Director of Engineering and the City Solicitor; and,
5. That the Director of Engineering be authorized to execute agreements with telecommunication companies and other parties with a statutory right to install infrastructure in the Main Street Unionville (“Utilities”) for the cost sharing of utility ducts installation and the disposition of utility ducts and vaults to such Utilities, provided that the form of such agreements are satisfactory to the Commissioner of Development Services and the City Solicitor; and,
6. That the Director of Operation be authorized to execute agreements with Telecommunication companies for future sells of provisional ducts and vaults, provided that the form of such agreements are satisfactory to the Commissioner of Community Services and the City Solicitor; and further,

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

Carried

8.3 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE VI (16.11.3)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the Staff report, dated January 23, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VI", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
 - 3450 Elgin Mills Road East (Ward 2): "Hilts-Ford House"; and,
 - 6325 Elgin Mills Road East (Ward 5): "Samuel and Mary Hoover House"; and,
 - 10701 Highway 48 (Ward 5): "John and Elizabeth Hoover House"; and,
 - 7819 Highway 7 East (Ward 5): "Percy and Mabel Wilson House"; and,
 - 10476 Kennedy Road (Ward 6): "Thomas and Elizabeth Hobbs Bungalow"; and,
 - 7560 Ninth Line (Ward 7): "Reesor-Spears House"; and,
 - 6472 Steeles Avenue East (Ward 7): "George and Nellie Freeman House"; and,
 - 10756 Victoria Square Blvd (Ward 2): "John and Elizabeth Hilts House"; and,
3. That Council state its intention to designate 3450 Elgin Mills Road East (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,

4. That Council state its intention to designate 6325 Elgin Mills Road East (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 10701 Highway 48 (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 7819 Highway 7 East (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. That Council state its intention to designate 10476 Kennedy Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
8. That Council state its intention to designate 7560 Ninth Line (Ward 7): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
9. That Council state its intention to designate 6472 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
10. That Council state its intention to designate 10756 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
11. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
12. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration; and further,
13. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**8.4 2023 INTERNATIONAL BUSINESS TRADE AND INVESTMENT
MISSIONS RESULTS (10.16)**

Moved by Councillor Amanda Collucci
 Seconded by Councillor Andrew Keyes

1. That the report entitled “2023 International Business Trade and Investment Mission Results” be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 RECOMMENDATION REPORT, GRMADA HOLDINGS INC. AT 7509-7529 YONGE STREET, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF TWO 60-STOREY TOWERS, 1330 RESIDENTIAL UNITS,

AN 8-STOREY PODIUM AND GROUND RELATED RETAIL USES AT 7509-7529 YONGE STREET (WARD 1), FILE PLAN 23 141587 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an official plan amendment and zoning by-law amendment application to permit a mixed-use development at 7509-7529 Yonge Street. Commissioner Prasad advised that the application seeks to redesignate the lands from a community amenity zone to a site-specific high-rise designation. Commissioner Prasad advised that Staff are recommending refusal of this application as they are of the opinion that the concurrent applications are premature and do not represent good and orderly land use planning. Commissioner Prasad advised that Tony Volpentesta of Bousfields Inc. was available to answer questions on behalf of the applicant.

Oleg Chekhter, deputant, expressed that the surrounding residents do not support this application, particularly as they do not believe a traffic study has been completed as part of the proposal.

Michael Khalil, deputant and long-time resident in the neighborhood, expressed that he does not support the size of the development for the area, noting concerns with traffic, density, and water and flooding considering the location on the flood plain.

Valerie Burke, deputant, expressed that new developments should enhance the surrounding area, noting that this application is extremely dense and, in her view, does not represent good planning. Ms. Burke noted that the application should respect the TRCA requirement to locate structures 10M from floodplain to

prevent flooding risk to existing surrounding residents and asked the Committee to refuse the application and protect the surrounding community.

Barry Nelson, deputant, representing the Thornhill Historical Society, expressed agreement for the Staff recommendation recommending refusal of the application. Mr. Nelson noted that refusing the application would support the City's strategic priorities of developing safe, sustainable, and complete communities.

Andrew Baldwin, deputant, concerned with how dense the area will be if this development is accepted. Nearby developments are already dense.

Evelin Ellison, deputant, representing the Ward 1 South Thornhill Residents Inc., expressed support for the staff recommendation and the thorough staff report. Ms. Ellison shared an image of the proposed buildings, next to the surrounding area, which she expressed does not show an appropriate transition with the surrounding neighborhood.

Elizabeth Janz, deputant, expressed support for the refusal of this application for the purpose of protecting heritage properties and considering the lack of major transit in the area.

The Committee asked Staff if this Applicant could appeal to the Ontario Land Tribunal and if there would be any portions of the Official Plan that could be established this year to assist in dealing with this application.

Darryl Lyons, Deputy Director, Planning & Urban Design, advised that Staff are trying to accelerate the Official Plan and hope to have development concepts in the Fall to begin the consultation process.

The Committee expressed that at times applicants rush to appeal applications to the OLT but noted that it will not always result in homes being built faster as appropriate infrastructure must be in place to fully facilitate the development. The Committee asked what infrastructure would need to be developed for this application and others in the surrounding area.

Frank Clarizio, Director, Engineering, advised that Staff are aware of servicing constraints in this area, noting that they are working with a consultant to identify existing conditions. Director Clarizio advised that the Applicant has not done the technical work to demonstrate the servicing constraints, but noted for this location he believes them to be extensive.

Commissioner Prasad noted that servicing work is part of the secondary plan process and emphasized the need to establish development concepts before decisions are made on the secondary plan for this area. Commissioner Prasad advised that Staff hopes to report back by the end of the year on the development

concepts and to send out for consultation, with advancement of a servicing strategy as a component.

Giulio Cescato, Director, Planning & Urban Design advised that Staff are clear with Applicants and advise them to not file a joint Official Plan and Zoning By-law amendment application as it will force refusal. Director Cescato advised that instead, Staff encourage applicants to file an Official Plan Amendment application and work with Staff to achieve good solutions with respect to servicing.

Moved by Councillor Keith Irish

Seconded by Councillor Juanita Nathan

1. That the January 23, 2024, report titled, “RECOMMENDATION REPORT, Grmada Holdings Inc., Applications for Official Plan and Zoning By-law Amendment to permit a mixed use development consisting of two 60-storey towers, 1,330 residential units, an eight-storey podium and ground related retail uses at 7509-7529 Yonge Street (Ward 1), File PLAN 23 141587”, be received; and,
2. **That the deputations from Oleg Chekhter, Michael Khalil, Valerie Burke, Barry Nelson, Evelin Ellison, Andrew Baldwin, and Elizabeth Janz, made to Development Services Committee on January 23rd, be received; and,**
3. That the Applications for Official Plan and Zoning By-law Amendment, submitted by Grmada Holdings Inc., under File PLAN 23 141587, to amend the City of Markham Official Plan and Zoning By-laws 2237 and 177-96, as amended, be refused without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHILL, SAMUEL FRANCIS HOUSE (16.11)

Arvin Prasad, Commissioner, Development Services, introduced this item as seeking Committee direction to approve the demolition of a property of heritage value or to move forward with the designation of the property, located at 7951 Yonge Street. Commissioner Prasad advised that Staff are of the opinion that the

property is a significant heritage resource and noted that the designation of the property is supported by the Heritage Markham Committee.

Valerie Burke, deputant, expressed support for the Staff recommendation to protect and preserve the Samuel Francis House, especially as there are no clear plans with respect to the redevelopment of the site. Ms. Burke expressed that the home contributes to the heritage and cultural significance of the area and provided some historical context. Ms. Burke noted that Thornhill has experienced a loss of other heritage buildings along Yonge Street, noting that property should be preserved and incorporated into future development, for which there are various examples throughout the City of heritage properties being incorporated into new development.

Andrew Baldwin, deputant, expressed support for the Staff recommendation, noting that there has been a 25% reduction in heritage properties fronting Yonge Street on the City of Markham side. Mr. Baldwin advised that on the City of Vaughan side, 11 heritage properties front Yonge Street. Mr. Baldwin noted that the heritage properties provide a gateway into the Old Thornhill area.

Barry Nelson, deputant, representing the Thornhill Historical Society, expressed strong support for the Staff recommendation, noting that Staff recommendations are subject to evolution and can be enriched by contributions from different stakeholders. Mr. Nelson noted that the Thornhill Historical Society has done hours of work with respect to establishing the heritage value of this location and agreed that this location is a gateway as individuals travel South into Thornhill.

Evelin Ellison, deputant, advised that this building is a rare example of an Edwardian style building and expressed support for the Staff recommendation to designate this property. Ms. Ellison agreed that there is an opportunity to incorporate this building into a future proposal.

Jeffrey Streisfield, deputant representing the Applicant, shared images of the location map to show where the building is situated. Mr. Streisfield advised that the building is not located in the Thornhill Heritage Conservation District and shared images to show that the building is surrounded by trees. Mr. Streisfield noted differences in the evaluation of the property by Staff in May 2022 versus the current evaluation in January 2024. Mr. Streisfield expressed that he does not feel that the change to Staff evaluations were justified, nor does he feel that the building has heritage value. Mr. Streisfield advised that the 2014 Official Plan designated the property as a high-rise high-density site, which he noted would be priority for development. Mr. Streisfield noted that a previous decision by Council confirmed that the property was of no heritage significance. Mr. Streisfield noted that the landowner has shown what could be done at this site and

that the current building would not be incorporated but would be offered to the City should they wish to relocate the building.

Giulio Cescato, Director, Planning & Urban Design, affirmed the integrity and professionalism of Heritage Section Staff, noting that while the previous report may not have strongly expressed the value of the property, the initial report did not state that the property did not have value. Director Cescato advised that with further research and review of evidence, Staff have come to a different conclusion with respect to the heritage value of the property.

Claudia Storto, City Solicitor, advised that from a legal perspective there is nothing inappropriate with respect to Staff looking at the property again and reporting from another enhanced perspective.

Director Cescato advised that, with respect to Mr. Streisfield's statement that Council had deemed the property as having no heritage value, no decision was adopted by Council. Director Cescato found that the property had previously gone to the Heritage Markham Committee but no recommendation had gone to Council because at the time it was not recommended for designation.

The Committee asked if the building could be relocated, even if the property is designated. Director Cescato confirmed that there are a number of ways the building could be treated, noting that it could potentially be moved to a more desirable location on the property or to another location, noting that Staff would need to further understand the structure prior to recommending or allowing relocation. Director Cescato advised that there are examples of designated heritage buildings being relocated, particularly when in proximity to subways.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the January 23, 2024, report titled, "RECOMMENDATION REPORT, Intention to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value or Interest, 7951 Yonge Street, Thornhill, Samuel Francis House", be received; and,
2. **That the deputations by Valerie Burke, Andrew Baldwin, Barry Nelson, Evelin Ellison, and Jeffrey Streisfield made to the Development Services Committee on January 23, 2024 be received; and,**
3. That Council does not support the proposed demolition of the Samuel Francis House at 7951 Yonge Street, Thornhill; and,

4. That as recommended by the Heritage Markham Committee, the Samuel Francis House be approved for designation under Part IV, Section 29 of the *Ontario Heritage Act* as a property of cultural heritage value or interest including a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes; and,
5. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate the property, as per the requirements of the *Ontario Heritage Act*; and,
6. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption; and,
7. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration; and,
8. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal ("OLT"); and,
9. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 COMMENTS TO PROVINCE ON POTENTIAL REVOCATION OR AMENDMENTS TO CERTAIN MINISTERS ZONING ORDERS (10.0)

Arvin Prasad, Commissioner, introduced this item as related to an overview of City's comments on the Province of Ontario's proposal to revoke or amend Minister's Zoning Orders. Commissioner Prasad advised that on December 20, 2023 the City received a letter from the Minister with respect to Minister's Zoning Orders, two of which are in the City of Markham, located at 3143 19th Avenue and 3565 19th Avenue. Commissioner Prasad advised that Staff have reviewed the status of these Minister Zoning Orders and propose that they both be maintained. Commissioner Prasad introduced Duran Wedderburn to deliver a presentation.

Duran Wedderburn, Manager, Policy, provided a brief presentation to show the lands subject to the Minister Zoning Order revocations with a commenting deadline of January 27, 2024.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

1. That the report dated January 23, 2024 titled “Comments on Potential Revocation or Amendments of Certain Minister’s Zoning Orders” be received; and,
2. That O.Reg 599/21 - 3143 19th Avenue for ERO #019-7994 be maintained; and,
3. That O.Reg 482/22 - 4565 19th Avenue for ERO #019-7991 be maintained; and,
4. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments; and,
5. That this report be forwarded to the Region of York; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

10.1 REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)

Note: The following matter was deferred back to Development Services Committee from the December 13, 2023 Council meeting. Notice of this motion was given to Development Services Committee at its meeting held on November 28, 2023.

Regional Councillor Joe Li assumed the Chair for this item.

Arvin Prasad, Commissioner, Development Services, read the motion.

Regional Councillor Jim Jones provided a presentation, further detailing the motion and meetings with Provincial stakeholders.

The Committee provided the following feedback:

- Congratulated Regional Councillor Jones in compiling an ambitious plan.

- Asked if the motion would be achievable. Commissioner Prasad opined that the motion is aligned with Provincial and Regional Planning and aligned with good planning. Commissioner Prasad noted that some aspects of the motion may or may not meet the needs of other municipalities, but noted that there are good comparisons provided between Ontario and Vancouver. Commissioner Prasad advised that as the motion is multi-jurisdictional there may be a limit to the influence that Council has over the outcome, noting that leadership will be required from the Province. Commissioner Prasad also highlighted the additional resources required as part of the realization of this motion, including staff and consultant resources.
- Expressed concerns with the multi-jurisdictional nature of the motion, noting that Council nor Staff would be equipped to validate some of the assumptions outlined in the motion.
- Expressed concerns with ideas presented in the motion along Markham Main Street and around the heritage district.
- Noted that the City may not have appropriate resources to undertake what is outlined in this motion, noting that there could be governmental changes at the Provincial level that would present further challenges, and the timelines to build subway stations.
- Expressed support for the simplification of the motion, noting that it could be distilled to request that the Province establish a multi-jurisdictional steering committee of stakeholders comprised of municipalities and various agencies to create a world class rapid transit corridor of transit supported communities.

Regional Councillor Jones agreed to the motion being deferred to a future date to allow for the simplification of the motion.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

That this motion be deferred to a future Development Services Committee and brought back in a more simplified state.

Carried

The Development Services Committee had before them this original motion which was not voted on at this time:

WHEREAS, There is a need to reimagine the Stouffville GO Transit Corridor Line into a subway style, driverless with automatic train control service and land use plans as well as to create the high-speed 407 Crosstown Transitway Corridor, coordinated at a supra-regional level with all affected municipalities within the 416 and 905 area code, spearheading a major transformation of the Stouffville GO Transit line to unlock economic opportunity, job generation, increase ridership and optimize investments in rail transit infrastructure, create complete, walkable communities, provide for a range of housing choices and affordability levels and create unique destinations surrounding each Transit Oriented Development (TOD) station areas (refer to Appendices: for background material and detail); and,

WHEREAS, A holistic, comprehensive plan would produce a far more efficient and effective two-way all-day corridor of destinations surrounding GO "Transit-Oriented Development" Stations coupled with 24-hour land uses that focus on the public realm and community amenities to create a vibrant and liveable economic corridor that is not premised on the current commuter model between the 905 and downtown Toronto areas; and,

WHEREAS, All GO Commuter Transit Lines, including the Stouffville Line are currently underperforming, low ridership lines that need revitalization into vibrant complete destination TODs with high animation activity, high ridership, multiple amenities, jobs, retail establishments, and concentration of destination facilities; and,

WHEREAS. Planning GO TOD stations at the corridor level allows for the coordination of land use and transportation, which can provide fast, direct, and cost-effective access to more destinations for more people. It also allows for the concentration of higher-density, mixed-use, pedestrian-friendly development within walking distance of frequent transit stops and stations, in tandem with measures to discourage unnecessary driving. This supports sustainable transportation choices and other community goals, resulting in lower levels of vehicle use, reduced greenhouse gas emissions, improved air quality, reduced cost of living, and healthier lifestyles; and,

WHEREAS, A joint committee comprised of the Province, Federal Government, Toronto/Markham/Stouffville and York Region are well positioned to work together and implement this comprehensive work and bring all levels of government, agencies and stakeholders together in a joint initiative to reimagine the Stouffville GO Transit Corridor and its surrounding lands across municipal boundaries, and other government jurisdictions; and,

WHEREAS, Toronto/Markham/Stouffville Growth Strategy describes the goals, strategies, and actions agreed to by the municipal partnership to pursue sustainable growth and development to 2053 and beyond. It is based on containing growth inside the urban containment boundary, and focusing this growth in Toronto, Markham and Stouffville's Urban Growth Centres, Transit Oriented Development Communities and other areas well-served by frequent transit service. It aims to support sustainable transportation choices with an emphasis on Toronto/Markham/Stouffville land use patterns that promote walking, cycling, and transit; and,

WHEREAS, A new transportation plan for Toronto/Markham/Stouffville will set out the goals for a transportation strategy. to keep people and our economy moving, strengthen our communities, and protect the environment. It will set out the goals for Toronto/Markham's integrated transportation system and outlines the importance of coordinating land use and transportation to be proactive in using transit to serve and shape land use. MTO (Metrolinx) are called to lead the planning and development of a new GTHA Regional Rail Integrated Transportation Strategy and the Municipalities will lead the planning of the Stouffville Corridor TOD Communities, with a planning horizon of 2053, in coordination with Toronto and Markham's 2053 and beyond Transportation Strategy; and,

WHEREAS, Corridor-level planning can attract more economic development opportunities and substantial investment. Developers and businesses are often attracted to corridors with planned transit oriented development, as they see the potential for a larger customer base and improved accessibility. This can lead to more significant economic growth and job opportunities along the entire corridor; and,

WHEREAS, Community Connectivity and Planning at the corridor level encourages the creation of pedestrian-friendly pathways, bike lanes, and other non-motorized transportation options that connect various stations and surrounding areas. Corridor planning promotes active transportation and enhances overall livability of the community; and,

WHEREAS, Planning and urban design can, at the corridor level, facilitate the establishment of consistent design and development standards across the entire corridor. It can lead to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas; and,

WHEREAS, Corridor-level planning allows for more effective public engagement will help to reduce nimbyism. Communities can provide input on the overall vision and priorities for the entire corridor, fostering a sense of ownership and involvement in the planning process. Regular open Corridor Committee meetings with stakeholders and ratepayers will help to reduce nimbyism; and,

WHEREAS, By planning at the corridor level, environmental impacts and considerations can be assessed and mitigated on a broader scale. This might include evaluating the overall ecological footprint, preserving and increasing green spaces, and implementing sustainable practices that benefit the entire corridor; and,

WHEREAS, in order to speed up the planning process, and use financial resources more efficiently for everyone, it is important that public lands, infrastructure and buildings serve multi-purpose uses where appropriate:

1. Tank storm ponds located in TOD Communities and put parkland or sports bubble on top,
2. Streams and watercourses in TODs Communities can be covered and put parkland on top,

3. Sports fields, parkland and playgrounds be shared between schools and the municipality,
4. Co-locate public and separate schools and municipal facilities in the same multi-level building including separate and public school libraries incorporated into a municipal public library,
5. Do not tax condo and office building underground parking in TOD Communities and transit corridors,
6. Government and Municipal assets should serve multi-purposes because of the cost of land,
7. The Ontario Government should allow the straddling of rail lines to create strata indoor or outdoor parks or urban vertical farming facilities,
8. Within approx. 500 meters of TOD Community GO Stations, buildings should be allowed up to 8.0+ FSI etc.
9. Corridors and Major Streets within a Heritage TOD Community should have minimum heights of 6 storeys. Buildings will be permitted to extend to 8 storeys with a 3 metre step back. Building materials and architecture should be reflective of the existing heritage character,
10. Reduce GO Transit Station Platforms to 82.5 or 100 meters long instead of today's 300 meters long platforms,
11. Add more stations to reduce the distance between stations when justified,
12. Increase the frequency when ridership is justified,
13. Build buildings or parkland over the top of GO Stations and GO Platforms,
14. Transform the Stouffville GO Line to an Light Rail Transit Line powered by hydrogen fuel which can coexist with UP Express diesel fuel - instead of the need to electrify the Stouffville GO Transit Line
15. Connect the Union Station Pearson Express to the Stouffville GO Transit Line up to Lincolnville,
16. Conduct a proof of concept pilot for hydrogen trains instead of electric on the Stouffville GO Transit Line,
17. Develop an integrated corridor with condos, retail, office, jobs, institutions, and destination attractions at each TOC station on the

Stouffville GO corridor to grow ridership, jobs, residential and economic activity,

18. 10% of all new condo units built are affordable or purpose build rentals in the Stouffville GO TOC corridor,
19. With the provincial and federal governments, conduct pilot projects in urban vertical farming, autonomous vehicles in a geo-fenced environment and waste to energy. If successful, this would be a model for all
20. Plan for a major sports, entertainment, and convention centre destination at the Markham Centre Go Station Hub.

THEREFORE BE IT RESOLVED:

1. That the Province of Ontario and the appropriate municipalities form an inter-governmental, inter-municipal, stakeholders and agency steering committee and working group to undertake a comprehensive study, followed by development of a plan that will unlock the land use, economic and transit opportunity of the Stouffville GO Transit Line Corridor and its surrounding lands; and,
2. That a Steering Committee made up of representatives from the Federal, Provincial and Municipal Governments and a Government Technical Working Group be supported by various experts, including urban planners, urban design architects, engineers, economists, environmental specialists, and community stakeholders. Collaboration between government agencies, transit authorities, and private entities would be essential to successfully realize the transformation of the Stouffville GO transit line Corridor and the evolution of Transit-Oriented Developments; and,
3. That the Following Key Steps should be Considered to Guide the Study:
 - a. Define the Scope and Objectives
 - b. Assess existing Infrastructure and Demand
 - c. Identify Potential Transit Oriented Development Communities Stations
 - d. Conduct Stouffville GO Transit Corridor Feasibility Study
 - e. Develop Transit Oriented Development Communities Concepts
 - f. Analyze Cost and Funding Options

- g. Public Engagement and Consultation
 - h. Develop an Implementation Plan
 - i. Monitor and Evaluate
 - j. Plan a major GTA Sports, Entertainment and Convention Facilities at the Unionville GO/407 Transitway Hub
4. That the Following Matters be Considered as Part of the Study and Plan (refer to Appendices for details):
- a. Provide land use, typologies and communities that optimize the frequent rail transit investment where communities are seamlessly linked by high frequency public LRT
 - b. Provide Complete Destinations (Retail, Office and Residential build over the TOD stations) Transit-Oriented Development Stations that are seamlessly linked with 24-hour uses that create two-way all-day traffic between Toronto's Union Station and Stouffville's Lincolnville Station. (Involve Pension Funds and other Capital Investors)
 - c. Evaluate and implement autonomous vehicles in a geo-fenced environment and micro-mobility connections to support first-mile/last-mile solutions at rail transit station areas
 - d. Create a multi-modal corridor of transit supported neighbourhoods (like a string of pearls along the corridor).
 - e. Create complete communities and hierarchy of destinations, employment centres and amenities within the sub-centres that generate and attract two-way all-day traffic
 - f. Examine opportunities for renewables, district energy generation, solar, wind and geo-thermal solutions within the Stouffville GO Transit corridor
 - g. Provide a Range of Housing Choices and Affordability
 - h. Balance City-Wide and Regional Goals with the Existing Communities and Its Context
 - i. Ensure Job Space and Diversity through a Comprehensive Job Creation Strategy

- j. Create digital twins of the affected municipalities that utilize the internet of things to monitor utilities and the transportation grid in real time and improve analysis, projection and development review
5. That the Following Programmes be Considered to Reimagine the Stouffville GO Transit line as a Comprehensive Transit Corridor with integrated urban development and sustainable features:
- a. *Conduct a Technical and Financial Feasibility Study* to assess the technical, financial, and operational viability of the proposed transformation of the Stouffville GO transit line to LRT (Subway) type Service:
 - i. *Transportation Demand Analysis*: Analyze the current and projected transportation demand along the corridor, considering population growth, employment distribution and other demographic factors.
 - ii. *Infrastructure and Engineering Study*: Conduct engineering study to determine whether to tunnel, or elevate, or grade separate, and other infrastructure upgrades along the corridor.
 - iii. *Environmental Impact Assessment*: Evaluate potential environmental impacts of transit line upgrades, new stations, increased urban development, density, and develop strategies to mitigate any negative effects.
 - iv. *Driverless Train with Automation Train Control Technology Study*: Explore the technical requirements, costs and benefits of implementing driverless LRT technology, and automatic train control.
 - b. *Engage A World-Class Transit Oriented Development (TOD) Planning Consultant Team to masterplan the entire Stouffville GO corridor and every TOD Station, including but not limited to:*
 - i. *Station Area Master Plans*: Develop station master plans for proposed TODs. These plans should include mixed-use development concepts, urban design guidelines, land use strategies, and strategies for creating complete destination. Consider factors like job distribution, housing density, retail, entertainment facilities, creating great public realm, green spaces, and building on top of TOD stations.

- ii. *Land Use and Zoning Studies*: Work with local municipalities to update zoning regulations and land use policies that encourage mixed-use development and don't encourage single-family houses and townhouses in TODs.
- iii. *Transit-Oriented Development (TOD) Strategy*: Establish design guidelines to ensure aesthetic coherence, functionality, and sustainability in the development of stations and surrounding areas. These guidelines would encompass building heights, aesthetics, green spaces, and public amenities.
- iv. *Indoor Urban Vertical Farming Warehouse Feasibility*: Assess the feasibility of integrating urban vertical farming facilities at each station, considering factors such as space, technology, and economic viability.
- v. *Conduct an Autonomous Vehicles Proof of Concept*: At a TOD station in a geofenced campus environment.
- vi. *Conduct an Waste-to-Energy Infrastructure Proof of Concept Study*: Assess the possibility of central waste-to-energy facilities at each major TOD station area to manage waste sustainably and produce energy. Evaluate technology options, environmental impacts, financial viability and regulatory considerations.
- vii. *3D Modelling Solutions*: Create 3D digital twins and printed models for each TOD station area.
- viii. *Economic and Job Analysis*: Assess the potential for job creation along the transit corridor. Identify sectors that could thrive in proximity to transit stations, such as technology hubs, commercial centres, and research institutions. This study must consider how to attract businesses to establish their presence at each station.
- ix. *Housing Market Analysis*: Understand the housing market dynamics in the GTA, including housing affordability issues. Explore different housing typologies, such as mid-rise and high-rise condos, to accommodate the projected population growth and demand for housing. Examine strategies to ensure housing affordability while maintaining the desired urban density.
- x. *Modular Prefabrication Condominium Construction Feasibility Study*: The feasibility of using modular prefabricated construction

methods for the creation of mid-rise buildings at each transit station and corridor.

- xi. *Legal and Regulatory Framework* Review existing legal and regulatory frameworks and identify any necessary changes to support the proposed transformation of the transit line and TOD station areas.
- xii. *Conduct visual preference surveys and studies for each TOD:* Solicit feedback in urban planning, architecture, and design to gather public opinions about the visual qualities of different environments, landscapes, buildings, and urban elements.
- xiii. *Eliminate NIMBYism: Community Engagement, Stakeholder Involvement and Visual Preference Survey:* Conduct public engagement sessions to involve residents in the planning process. Utilize visual preference surveys to gather input on design elements, community preferences, and potential concerns. This can help address potential "NIMBYism" (Not in My Backyard) reactions and ensure community buy-in.
- xiv. *Heritage Districts:* Develop a policy on single-storey buildings near rail transit stations or in heritage districts, the policies are to encourage denser developments in these areas to accommodate more residents and preserve the character of heritage districts.
- xv. *Plan Major Destinations:* Strategically plan major destinations along the Stouffville GO Corridor as part of an integrated transit network.
- xvi. *Seek Guidance from the Premier, Minister's of Sports and Economic Development and the Canadian Sports Institute of Ontario (CSIO),* on how a major Sports, Entertainment & Convention Centre can be part of the economic strategy for the integrated GTA rail transit network. (A community that works together, plays together and lives together, stays together)
- xvii. *Financial and Funding Strategy.* Develop a funding strategy that considers public and private funding sources, potential revenue streams from commercial development, and long-term financial sustainability.

- xviii. Public-Private Partnerships (*PPPS*): Investigate the potential for public-private partnerships to help finance, develop, and operate the new TOD corridor and station
 - xix. Implementation Plan: Develop a phased implementation plan that outlines the timeline, milestones, and responsibilities for each stage of the transit corridor
- c. Establish a Stouffville GO TOD Corridor Stakeholder and Ratepayer Committee to ensure integrated Transit Corridor TOD Planning:
- i. This is essential for creating efficient, safe, and sustainable transportation systems that serve the needs of the communities and the GTHA.
 - ii. The Tri-Government Political Steering committee adopts a multidisciplinary approach that considers various factors including transportation, land use, urban design, economic development, job creation, and community engagement.
 - iii. Conduct regular transparent committee meetings both in person and hybrid.
6. That in conclusion: Conducting a masterplan study for the Stouffville GO Transit corridor is crucial to meet the growing transportation needs of the 1.5 million people it serves and the millions more expected to make the GTHA their home. By learning from successful transit systems, optimizing capacity, and exploring cost-effective solutions, we can enhance the efficiency, capacity, and overall performance of the corridor. This study will provide valuable insights and recommendations for future infrastructure upgrades, operational improvements, and station design modifications; and,
7. That the printing costs associated with the document entitled "Creating a Complete Destination Transit Oriented Development Interactive Corridor Economy" be funded from a City account to an upset limit of \$15,000; and further,
8. That This Resolution be Provided to the Following:
- a. The Right Honourable Justin Trudeau, Prime Minister of Canada
 - b. Hon. Chrystia Freeland, Deputy Prime Minister and Minister of Finance

- c. Dominic LeBlanc, Minister of Public Safety, Democratic Institutions, and Intergovernmental Affairs
- d. Lawrence MacAulay, Minister of Agriculture and Agri-Food
- e. Francois-Philippe Champagne, Minister of Innovation, Science, and Industry
- f. Sean Fraser, Minister of Housing, Infrastructure and Communities
- g. Mary Ng, Export Promotion, International Trade and Economic Development
- h. Steven Guilbeault, Minister of Environment and Climate Change
- i. Pablo Rodriguez, Minister of Transport and Quebec Lieutenant
- j. Soraya Martinez Ferrada, Minister of Tourism and Minister responsible for the Economic Development Agency of Canada for the Regions of Quebec
- k. Carla Qualtrough, Minister of Sport and Physical Activity
- l. Kamal Khera, Minister of Diversity, Inclusion and Persons with Disabilities
- m. Filomena Tassi, Minister responsible for Federal Economic Development Agency for Southern ON
- n. Rechie Valdez, Minister of Small Business
- o. Doug Ford, Premier of Ontario
- p. Paul Calandra, Minister of Municipal Affairs and Housing
- q. Kinga Surma, Minister of Infrastructure
- r. Prabmeet Sarkaria, Minister of Transportation
- s. Vic Fedeli, Minister of Economic Development, Job Creation and Trade
- t. Peter Bethlenfalvy, Minister of Finance
- u. Lisa Thompson, Minister of Agriculture, Food and Rural Affairs
- v. Todd Smith, Minister of Energy
- w. Neil Lumsden, Minister of Tourism, Culture and Sport
- x. Phil Verster, President and Chief Executive Officer, Metrolinx

- y. Donald Wright, Chair of the Board of Directors, Metrolinx
- z. Michael Lindsay, President and Chief Executive Officer, Infrastructure Ontario
- aa. Marit Stiles, Leader of the New Democratic Party of Ontario
- bb. John Fraser, Interim Leader of the Liberal Party of Ontario
- cc. Brian Bentz, President and CEO, Alectra Utilities
- dd. Brian MacPherson, Executive Director, 2030 Commonwealth Games
- ee. Debbie Low, President & CEO, Canadian Sports Institute of Ontario
- ff. York Region Councillors
- gg. Mayor and Councillors, Markham, Richmond Hill, Vaughan, Whitchurch Stouffville
- hh. Mayor and Councillors, City of Toronto
- ii. CEOs and Commissioners of Planning, York Region, Markham, Richmond Hill, Vaughan
- jj. City Clerks — Markham, Richmond Hill, Vaughan, Durham, Brampton, Mississauga, Toronto
- kk. Local York Region MPPs and MPs
- ll. A Better GTA — An Alliance of GTA Resident and Ratepayers Groups in the GTA
- mm. Media - CBC, CTV, City News, Toronto Star, Globe & Mail, York.com

11. NOTICES OF MOTION

Councillor Keith Irish presented his motion “Bayview Avenue and John Street Visioning Exercise”. The motion will be discussed at an upcoming Development Services Committee meeting.

12. NEW/OTHER BUSINESS

There was no new business.

13. ANNOUNCEMENTS

There were no announcements.

14. ADJOURNMENT

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

That the Development Services Committee adjourn at 12:45 PM.

Carried