

Special Development Services Committee Minutes

Meeting Number: 16
July 3, 2024, 9:00 AM - 11:00 AM
Live streamed

Roll Call	Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Deputy Mayor Michael Chan	Councillor Keith Irish Councillor Amanda Collucci
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Joseph Silva, Treasurer Michael Toshakovski, Deputy City Solicitor Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering Alice Lam, Director, Operations	Eddy Wu, Acting Commissioner, Community Services Stephen Lue, Senior Manager, Development Sabrina Bordone, Manager, Development - Central District Melissa Leung, Planner I Elizabeth Martelluzzi, Senior Planner Michael Srage, Senior Planner II Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

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1. CALL TO ORDER

The Special Development Services Committee was called to order at 9:07AM with Regional Councillor Jones in the 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

There were no disclosures of pecuniary interest.

3. COMMUNICATIONS

3.1 COMMUNICATIONS - MARKHAM CENTRE SECONDARY PLAN UPDATE: DRAFT POLICY FRAMEWORK (WARDS 2, 3, 8) (10.4)

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

1. That the written submissions from Malone Given Parsons Ltd. on behalf of the YMCA of Greater Toronto, Malone Given Parsons Ltd. on behalf of the Dorsay Development Corporation, Infrastructure Ontario, and Macaulay Shiomi Howson Ltd. on behalf of Markham Centre Landowners Group be received.

Carried

4. PRESENTATIONS

4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE: DRAFT POLICY FRAMEWORK (WARDS 2, 3, 8) (10.4)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to the Markham Secondary Plan, Draft Policy Framework. Commissioner Prasad reminded the Committee that this project began in 2019 and has included numerous engagement opportunities with stakeholders and the public.

Commissioner Prasad advised that the preliminary concept advanced in 2021, followed by the draft concept in 2022, and the recommended draft concept in 2023. Commissioner Prasad noted that realistic population projections were presented to the Unionville Sub-Committee in June 2024. Commissioner Prasad acknowledged that ongoing work is being finalized, particularly with respect to transportation and servicing, but confirmed that Staff would continue to advance the project with the scheduling of a statutory public meeting to take place prior to

the end of 2024, which would be followed by the recommendation report to Development Services Committee. Commissioner Prasad introduced Stephen Lue to deliver a presentation.

Stephen Lue, Senior Manager, Development, delivered a presentation. Mr. Lue introduced Andrew Davidge, Gladki Planning, to continue the presentation.

The Committee requested a similar graphic used for the Markham Centre Secondary Plan presentation representing the build-out timeline be provided for other ongoing secondary plans.

Randy Peddigrew, deputant, expressed support for this step in the project and his hope that there will be further engagement opportunities with stakeholders in the coming months, particularly with Remington Group as they have been continually engaged throughout the process. Mr. Peddigrew expressed concerns with the language surrounding office employment area, noting that extensive employment uses could result in a sterilization of lands South of Enterprise Blvd. Mr. Peddigrew expressed support for ensuring a mix of uses to allow for the development of a walkable, livable community.

Commissioner Prasad confirmed that Staff will continue discussions with Remington Group as they have appreciated their relationship with the Markham Centre developers thus far.

The Committee provided the following feedback:

- Questioned the 407 alignment and when that is expected to be resolved. Commissioner Prasad advised that Staff have gone to the Ministry of Transportation and believe that the delay is related to the Ministry of Transportation wanting a draft of the secondary plan prior to continuing discussions. Frank Clarizio, Director, Engineering, added that the Ministry of Transportation has indicated a willingness to revisit the EA to look at the revised alignment but are awaiting the completion of the secondary plan and additional feasibility studies.
- Asked if Staff believe that the 7 indicated schools can be delivered. Mr. Lue advised that Staff are in discussions with school boards and believe that the schools will be delivered once the funding formula is established.
- Encouraged Staff to continue considering multi-level schools.
- Asked if Infrastructure Ontario would be treated differently considering they are a Provincial agency. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that the City cannot bind the Province but through

local processes can show opportunities for coordination and ways in which Infrastructure Ontario can maximize opportunities with their lands.

- Inquired about the way in which density and height are treated differently within the report. Giulio Cescato, Director, Planning & Urban Design, confirmed that this was done deliberately as there may be instances in which height provisions could be met on a smaller site, which provides all the elements being sought by the City, but that would result in a higher FSI. Director Cescato noted that contrarily, a larger site with multiple towers may not provide anything to the City but would have a much lower FSI. Director Cescato noted this as the reason that Staff believed it to be important to provide flexibility with respect to FSI.
- Inquired about the forthcoming development phasing plan. Mr. Davidge advised that this would primarily be relevant for Owners of large sites to ensure they have a broader vision of the entire City and area to allow for development to occur in a sequential fashion. Director Clarizio added that a consultant is assisting in developing this strategy and in the monitoring of infrastructure to establish further road network improvements and connections required for development, not only to inform Staff but also the development community.
- Asked about phasing in the area, asking if there was consideration for concentrating the phasing into smaller clusters so that construction could finish in one area before beginning another phase. Director Cescato advised that this would be a difficult strategy as Staff will not know which developers will begin building first. Director Cescato added that the phasing of the Markham Road Mount Joy Secondary Plan is tied to infrastructure pieces, rather than geography.

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the July 3, 2024, report titled, “Markham Centre Secondary Plan Update: Draft Policy Framework (Wards 2, 3, 8)”, be received; and,
2. **That the deputation made by Randy Peddigrew to the July 3, 2024 Special Development Services Committee be received; and,**
3. That Staff be authorized to schedule a statutory Public Meeting on the draft Markham Centre Secondary Plan policies, attached as Appendix ‘A’ to this staff report; and further,

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

Carried

5. ADJOURNMENT

Moved by Councillor Juanita Nathan
Seconded by Councillor Andrew Keyes

That the Special Development Services Committee adjourn at 10:49 AM.

Carried