

Development Services Committee Meeting Minutes

Meeting Number: 17
July 16, 2024, 9:00 AM - 3:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti 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
Regrets	Deputy Mayor Michael Chan	
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 Maggie Cheung-Madar, Assistant City Solicitor Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering	Alice Lam, Director, Operations Regan Hutcheson, Manager, Heritage Loy Cheah, Senior Manager, Transportation Melissa Leung, Senior Planner Evan Manning, Senior Planner, Heritage Brashanthe Manoharan, Planner II Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee Hristina Giantsopoulos, Election & Committee Coordinator Aaron Chau, Planner I

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1. CALL TO ORDER

The Development Services Committee meeting convened at 9:06 AM with Regional Councillor Jim Jones in the Chair.

Councillor Isa Lee arrived to the meeting at 9:19 AM.

The Committee recessed from 12:00 PM to 3:15 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.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

1. That the Committee recess from 12:00 PM to 3:00 PM to allow Councillors to attend another event.

Carried

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 4, 2024 (10.0)

Moved by Regional Councillor Alan Ho

Seconded by Councillor Keith Irish

1. That the minutes of the Development Services Committee meeting held on June 4, 2024, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of staff:

Chief Administrative Office - Corporate Communication

Prachi Bhaumik, Senior Graphic Designer, Corporate Communication, 5 years

Chief Administrative Office - Fire & Emergency Services

Roger Bunker, Fire Mechanic, Fire & Emergency Services, 5 years

Community Services Commission

Shumin Gao, Manager, System Engineering, Environmental Services, 20 years

Ryan O'Reilly, Working Supervisor, Gardener, Operations - Parks, 20 years

Paul Willis, Operations Working Supervisor, Operations - Roads, 20 years

Trevor Frizzle, Facility Operator I, Recreation Services, 20 years,

Jeff McCurdy, Supervisor, Community Program, Recreation Services, 10 years

Corporate Services Commission

John Karabourniotis, Administrative Services Coordinator, Print, Legislative Services, 35 years

Ken Karges, Lead, Service Management, Information Technology Services, 20 years

Sunny Kao, Municipal Law Enforcement Officer II, By-Law & Regulatory Services, 5 years

Henry Chow, Administrative Services Clerk, Mail, Legislative Services, 5 years

Development Services Commission

John Fourtounas, Zoning Examiner, Building Standards, 15 years

5. DEPUTATIONS

Francis Lapointe and Michael Chong delivered deputations on Item 8.2 as detailed with the respective item.

Francis Lapointe and Bruce Solomon delivered deputations on Item 8.3 as detailed with the respective item.

John Lee, Harvey Thomson, Patricia Donovan, and David McKey delivered deputations on Item 9.1 as detailed with the respective item.

6. COMMUNICATIONS

6.1 COMMUNICATIONS, RECOMMENDATION REPORT, 648321 ONTARIO INC. (C/O GATZIOS PLANNING CONSULTANTS) AT 5871 HIGHWAY 7, APPLICATIONS FOR OFFICIAL PLAN AND ZONING

BY-LAW AMENDMENT APPLICATIONS TO PERMIT A 13-STOREY MIXED-USE BUILDING AT

5871 HIGHWAY 7 (WARD 4) FILE PLAN 22 244910 (10.3, 10.5)

Note: Please refer to item 9.1 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the communications submitted by Lilian Man, Glen C., Niranjan Balachandran, Maureen Segre, David Huebel, Joseph Schmidt, David McKey, Heather Graham, Donna Wigmore on behalf of the Old Markham Village Ratepayers Inc., Harvey A. Thomson, Mathiropan Shanmugalingam, Ruth and Joe Ricci, Madeleine Landry, Prem Narayan, and Rohit Sur providing comments regarding the above subject matter be received.

Carried

6.2 MEMORANDUM, 1000503212 ONTARIO INC., 7960 REESOR ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT (10.5)

Note: Please refer to item 9.3 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the memorandum dated July 2, 2024 and titled “1000503212 Ontario Inc. 7960 Reesor Road Application for Zoning By-Law Amendment (File No. PLAN 24 1637734)”, be received.

Carried

6.3 COMMUNICATION - RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE XII (16.11.3)

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the written submission from Francis Lapointe, representing the owners of 11534 McCowan Road, be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 HERITAGE MARKHAM COMMITTEE MINUTES – JUNE 12, 2024 (16.11)

Moved by Regional Councillor Joe Li

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held June 12, 2024 be received for information purposes.

Carried

8.2 RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE XII (16.11.3)

Francis Lapointe, deputant, representing the Owner of 11534 McCowan Road, expressed his opposition to the designation of this property and requested deferral of a Notice of Intention to Designate for the property to allow for further analysis and continued discussions with Staff.

Michael Chong, deputant and Owner of 5970 Elgin Mills Road East advised that he received notice of potential designation of his property the previous Friday and asked for additional time to engage an expert for further analysis.

Giulio Cescato, Director, Planning & Urban Design, advised that this would come back before Committee for further consideration at a later date if any objections or concerns were submitted, noting that this stage of the process is to state Council's intention to designate.

Moved by Councillor Amanda Collucci

Seconded by Mayor Frank Scarpitti

1. That the Staff report, dated July 16, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XII", be received; and,
2. **That the deputations from Francis Lapointe and Michael Chong made to the July 16, 2024 Development Services Committee be received; and,**

3. 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:
 - 5970 Elgin Mills Road East (Ward 6): “Peter Milne Jr. House”; and,
 - 11534 McCowan Road (Ward 6): “Hastings-Francy House”; and,
 - 10235 Highway 48 (Ward 5): “Byer-Shank House”; and,
4. That Council state its intention to designate 5970 Elgin Mills Road East (Ward 6) 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 11534 McCowan Road (Ward 6) 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 10235 Highway 48 (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. 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,
8. **That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration, no earlier than October 1, 2024; and further,**
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 RECOMMENDATION REPORT, OBJECTION TO INCLUSION ON THE HERITAGE REGISTER AND OBJECTION TO NOTICE OF INTENTION TO DESIGNATE – PHASE IX PROPERTIES (16.11.3)

Francis Lapointe, deputant, representing the Owner of 7507 Kennedy Road, expressed his objection to the designation of this property and of Staff’s analysis of the property, noting that in his view it does not meet the criteria for designation. Mr. Lapointe expressed that he did not feel that Staff’s response to his objection letter addressed his concerns.

Bruce Solomon, deputant and Owner of 7507 Kennedy Road, advised that his representation submitted detailed materials related to their objection of the designation of the property and expressed concerns with the notifications related to designation of the property, which he noted was posted on the City's website. Mr. Solomon drew comparisons between his property and a property on 9th Line which was de-listed.

Arvin Prasad, Commissioner, advised that while the City website serves as a tool for providing notice, notice is also mailed to each affected property Owner. Giulio Cescato, Director, Planning & Urban Design, added that Staff have crafted a process which extends beyond what is required by the Ontario Heritage Act.

The Committee asked if a designated heritage property could still be relocated on or off of the property. Director Cescato confirmed that designation does not prevent a house from being renovated or moved subject to Council approval, acknowledging that it adds an extra layer of protection to ensure that any changes are done with consideration of the Heritage Act and the property's heritage attributes.

The Committee asked for clarification on the differences between 7507 Kennedy Road and the 9th Line property referenced by the deputant. Evan Manning, Senior Heritage Planner, advised that the 9th Line property was more modest and more heavily modified, noting that the context is also important considering that the 9th Line property is in Box Grove which already has a number of designated properties. Mr. Manning noted that contrarily, the 7507 Kennedy Road property is more isolated and thus has more contextual value. Mr. Manning confirmed that Staff have offered to visit the site to discuss refinements to the property's Statement of Significance.

The Committee asked for the deadline to make a decision on the designation of this property. Regan Hutcheson, Manager, Heritage Planning, advised that September 5, 2024 is the deadline to designate this property based on the dates that notice was issued.

The Committee asked what would happen if the property was not designated and there was an application to demolish the property. Mr. Hutcheson advised that the property would have to be removed from the Heritage Register as per the legislation, and any application would not be circulated to Heritage Section Staff for review and would be considered and issued by the Building Standards Department.

Mr. Lapointe noted that as there is a hold on the property, removal of the hold in order to demolish the building would take time. Staff confirmed that they would look into further details related to the hold on this property.

Moved by Councillor Amanda Collucci

Seconded by Mayor Frank Scarpitti

1. That the Staff report, dated July 16, 2024, titled "RECOMMENDATION REPORT, Objection to Inclusion on the Heritage Register and Objection to Notice of Intention to Designate – Phase IX Properties", be received; and,
2. **That the deputations from Francis Lapointe and Bruce Solomon made to the July 16, 2024 Development Services Committee be received; and,**
3. That the written objection to designation under the Ontario Heritage Act as submitted by the property owner of 7507 Kennedy Road (Ward 8), be received as information; and,
4. That Council affirm its intention to designate 7507 Kennedy Road (Ward 8) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council finds 7507 Kennedy Road (Ward 8) to be a significant cultural heritage resource and does not support its removal from the Markham Register of Properties of Cultural Heritage Value or Interest; and,
6. That the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
7. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the Ontario Heritage Act; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 RECOMMENDATION REPORT, REVISIONS TO THE STATEMENT OF SIGNIFICANCE WITHIN THE DESIGNATION BY-LAW FOR 6472 STEELES AVENUE EAST ("GEORGE AND NELLIE FREEMAN HOUSE") (WARD 7) (16.11.3)

Moved by Regional Councillor Joe Li
 Seconded by Councillor Karen Rea

1. That the Staff report, dated July 16, 2024, titled, “RECOMMENDATION REPORT, Revisions to the Statement of Significance within the Designation By-law for 6472 Steeles Avenue East (“George and Nellie Freeman House”) (Ward 7)”, be received; and,
2. That the Statement of Significance as contained within Schedule ‘B’ of By-law 2024-98 be amended to refine the list of heritage attributes in response to information provided by the Property owner; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 ROAD SAFETY PLAN PROJECT BRANDING (5.10)

Moved by Regional Councillor Joe Li
 Seconded by Councillor Karen Rea

1. That Council receives this memorandum pertaining to the proposed branding of Markham’s Vision Zero Road Safety Plan for information and awareness.

Carried

8.6 AWARD OF RFP 273-R-23 CONSULTING SERVICES FOR THE COMPLETION OF THE CITY OF MARKHAM TRANSPORTATION MASTER PLAN (5.0, 7.12)

Moved by Regional Councillor Joe Li
 Seconded by Councillor Karen Rea

1. That the report entitled “Award of RFP 273-R-23 Consulting Services for the Completion of the City of Markham Transportation Master Plan” be received; and,
2. That the contract for Consulting Services for the Completion of the City of Markham Transportation Master Plan be awarded to the highest ranked, 2nd lowest priced bidder, HDR Inc., in the amount of \$808,015.10 inclusive of HST; and,

3. That a 10% contingency in the amount of \$80,801.51 inclusive of HST, be established to cover any additional consulting services to deliver the project and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the Engineering Department Capital Administration fee in the amount of \$79,993.50 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
5. That the cost in the amount of \$968,810.11 (\$808,015.10 + \$80,801.51 + \$79,993.50) be funded from capital account 640 101 5399 23105 with available budget of \$974,700; and,
6. That the remaining budget in the amount of \$5,889.89 be returned to the original funding source; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.7 TRI-PARTY LEGAL AGREEMENT AUTHORIZATION BETWEEN THE CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK, AND THE CITY OF RICHMOND HILL FOR THE HIGHWAY 404 MID-BLOCK CROSSING - NORTH OF 16TH AVENUE PROJECT (WARD 2) (5.10, 8.2)

Moved by Regional Councillor Joe Li

Seconded by Councillor Karen Rea

1. That the report entitled “Tri-party Legal Agreement Authorization between the City of Markham, Regional Municipality of York, and the City of Richmond Hill for the Highway 404 Mid-Block Crossing – North of 16th Avenue Project (Ward 2)”, be received; and,
2. That the Mayor and City Clerk be authorized to execute an agreement with the Regional Municipality of York (the Region) and the City of Richmond Hill (Richmond Hill) to govern the design, property acquisition, project management, construction, operation, road surface maintenance, long-term maintenance and replacement of the Highway 404 Mid-Block Crossing, between 16th Avenue and Major Mackenzie Drive, and cost-sharing with respect to same, provided that the form of such

agreement is satisfactory to the Commissioner of Development Services and the City Solicitor; and,

3. That after the Highway 404 Mid-Block Crossing project is complete, the Mayor and Clerk be authorized to execute any documents and agreements required to acquire lands from the Region for nominal consideration, provided the form of such documents and agreements are satisfactory to the Commissioner of Development Services and the City Solicitor; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.8 AWARD OF RFT 149-T-24 MAINTENANCE AND REPAIRS OF CITY-WIDE IRRIGATION SYSTEMS, SPLASH PADS AND WASHROOMS AND TESTING OF BACKFLOW PREVENTERS (7.12, 6.3)

Moved by Regional Councillor Joe Li

Seconded by Councillor Karen Rea

1. That the report entitled “Award of RFT 149-T-24 Maintenance and Repairs of City-Wide Irrigation Systems, Splash Pads and Washrooms and Testing of Backflow Preventers” be received; and,
2. That the contract for maintenance and repairs of City-wide irrigation systems, splash pads, and washrooms and testing of backflow preventers be awarded to the lowest priced bidder, Enviroturf Inc., for the following:
 - \$263,558.40 - August 1 to December 31, 2024; and,
 - \$309,350.40 - January 1 to December 31, 2025*; and,
 - \$309,350.40 - January 1 to December 31, 2026*; and,
 - \$309,350.40 - January 1 to December 31, 2027*; and,
 - \$1,191,609.60 – Total; and,
 - The renewal years are subject to annual price adjustments based on the Consumer Price Index for All Items Ontario for the 12-month period ending September 30 in the applicable year, up to a maximum of 4%. Years Two to Four are subject to adoption of the 2025 to 2027 budgets; and,

- Note: The award in 2024 does not include spring start-up and estimated maintenance and repairs from January – July 2024; and,
- 3. That the estimated 2024 cost in the amount of \$263,558.40 (inclusive of HST) be funded from the accounts with the following budget available:
 - \$73,611.12 - 730-732-5415 (Sportsfield Maintenance); and,
 - \$32,410.86 - 730-743-5414 (Facility Maintenance); and,
 - \$24,970.02 - 730-739-5399 (Playground Maintenance); and,
 - \$130,992.00 – Total; and,
- 4. That the estimated budget shortfall in 2024 in the amount of \$132,566.40 (\$263,558.40 - \$130,992.00) be reported as part of the 2024 year-end results of operations; and further,
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.9 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JUNE 25, 2024 (10.0)

Moved by Regional Councillor Joe Li

Seconded by Councillor Karen Rea

1. That the minutes of the Development Services Public Meeting held June 25, 2024, be confirmed.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 RECOMMENDATION REPORT, 648321 ONTARIO INC. (C/O GATZIOS PLANNING CONSULTANTS) AT 5871 HIGHWAY 7, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT A 13-STOREY MIXED-USE BUILDING AT 5871 HIGHWAY 7 (WARD 4)

FILE PLAN 22 244910 (10.3, 10.5)

John Lee, deputant, expressed concerns with the proposed development noting that it exceeds what is set out in the 2014 Official Plan which describes max

height of 8-storeys. Mr. Lee expressed concern with the traffic that would result from the new development and the lack of visitor parking within the proposal.

Harvey Thomson, deputant, expressed concerns related to traffic congestion as a result of this proposal and for the safety and security of the area.

Patricia Donovan, deputant and resident of Wignall Cres, expressed concerns with flooding in the area and with potential increases to traffic congestion as a result of the development.

David McKey, deputant, echoed concerns surrounding flooding and drainage, noting that there was a sinkhole in this area which was recently repaired by the City.

Arvin Prasad, Commissioner, Development Services, introduced this item as Official Plan and Zoning By-law Amendment applications to permit a 13-storey mixed-use building at 5871 Highway 7. Commissioner Prasad advised that there was a public meeting on February 27, 2024, following which the Owner worked with Staff to reduce the rear step-down in response to public comments. Commissioner Prasad introduced Maria Gatzios and James Koutsivitis to deliver a presentation.

James Koutsivitis, Planning Consultant, Gatzios Planning, delivered a presentation.

The Committee provided the following feedback:

- Expressed concerns with the height of the proposed building, requesting it be reduced to 8-storeys with a larger floorplate to align with the 2014 Official Plan. Matthew Stein noted, on behalf of the Applicant, that the proposal previously included a lower height with a larger floorplate but were directed to revise to include more storeys with a smaller floorplate, resulting in the current proposal.
- Asked if the right of way is larger than necessary and if the Region would sell the right of way to the City. Commissioner Prasad advised that the right of way is 41 meters which is identified in the Official Plan as a provision for transit, adding that the Region has indicated that they are not interested in selling the land.
- Asked if a flooding issue raised by area residents at the public meeting is confirmed to be an issue. Director Clarizio advised that the applicant's consultant has done analysis in this area and did not identify flooding issues. Ms. Gatzios confirmed that if a flooding issue is identified during the process, it would need to be remediated prior to continuing with the

development. Morgan Jones, Commissioner, Community Services, advised that, further to concerns presented by the deputants, Staff are unaware of flooding issues in this area, noting that storm water systems are performing as expected. Commissioner Jones confirmed that he would look into the particulars of the sinkhole repairs but noted that it could have a number of causes.

- Expressed understanding that there will be increased density in this area to support the growing population.
- Asked if there were any issues identified from an engineering perspective. Director Clarizio advised that through the initial analysis, no issues were identified, noting that the Storm Water review would be undertaken at the site-plan stage.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

1. That this item be deferred to the October 1, 2024 Development Services Committee meeting; and,
2. That the deputations made by John Lee, Harvey Thomson, Patricia Donovan, and David McKey made to the Development Services Committee on July 16, 2024 be received.

Carried

The Committee had before them this original recommendation which was not voted on at this time:

1. That the report dated July 16, 2024, titled, “RECOMMENDATION REPORT, 648321 Ontario Inc. (c/o Gatzios Planning Consultants), Applications for Official Plan and Zoning By-law Amendment Applications to permit a 13-storey mixed-use building at 5871 Highway 7 (Ward 4) File PLAN 22 244910”, be received; and,
2. That the Official Plan Amendment application (PLAN 22 244910) be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption without further notice; and,
3. That the Zoning By-law Amendment application (PLAN 22 244910) be approved and the draft site-specific implementing Zoning By-law,

attached hereto as Appendix ‘B’ be finalized and brought to a future Council meeting for enactment without further notice; and,

4. That servicing allocation for 137 residential units be assigned to the proposed 13-storey development; and,
5. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2 MEMORANDUM, COUNCIL APPROVAL FOR PARKLAND DEDICATION EXEMPTION: 313 MAIN STREET MARKHAM NORTH (SPC 22 263550) (6.3)

Arvin Prasad introduced this item as a memorandum for Council approval to authorize the exemption of parkland dedication for 313 Main Street Markham North. Commissioner Prasad advised that considering the proposal is not a substantial renovation to the building, Staff do not believe the application meets the requirements of redevelopment.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the memorandum titled, “Council Approval for Parkland Dedication Exemption: 313 Main Street Markham North (SPC 22 263550)”, be received; and,
2. That the Commissioner of Development Services or the Director of Planning and Urban Design be authorized to approve parkland dedication exemption for 313 Main Street Markham North as identified in this memo; and,
3. That the Parkland Dedication By-law be amended and be brought back for Council’s approval to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations, such as applications with minor renovations or additions that do not meet the definition of “Redevelopment” in the City’s Parkland Dedication By-law; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 RECOMMENDATION REPORT, 1000503212 ONTARIO INC. AT 7960 REESOR ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT AN INDUSTRIAL DEVELOPMENT COMPRISED OF MULTIPLE BUILDINGS AND THE RETENTION OF AN EXISTING HERITAGE DWELLING AT 7960 REESOR ROAD (WARD 7) FILE PLAN 24 163734 (10.5)

The Committee consented to hear Item 9.3 prior to Item 9.2 due to a timing conflict for the Ward Councillor.

Arvin Prasad, Commissioner, Development Services, introduced this item, noting that it was deferred from the previous Development Services Committee meeting on June 18th and includes an additional supporting memorandum. Commissioner Prasad confirmed that Staff are supportive of the application and introduced Richard Domes to provide further details.

Richard Domes, Principal Planner, Gagnon Walker Domes Ltd., delivered a presentation.

The Committee provided the following feedback:

- Asked if mixed-use rather than industrial was considered for this location considering the request to develop a high-frequency rail station in this area. Commissioner Prasad advised that Staff have looked at this area comprehensively, noting that while mixed-use development is ideal near the station, the Official Plan and Zoning By-law permit this use as of right, which would result in a difficult case if this application were to be appealed at the Ontario Land Tribunal. Commissioner Prasad further confirmed that the Zoning By-law amendment would also indicate potential mixed-use development to allow for flexibility.
- Further to the notion of providing more flexibility, asked if there would be a condominium developed on this property in future. Mr. Domes advised that the likelihood of a full-scale condominium has been reduced as a result of the new road and the land changes.

Moved by Councillor Juanita Nathan

Seconded by Regional Councillor Joe Li

1. That the report, dated June 18, 2024, titled, "RECOMMENDATION REPORT 1000503212 Ontario Inc., Application for Zoning By-law

Amendment to permit an industrial development comprised of multiple buildings and the retention of an existing heritage dwelling at 7960 Reesor Road, File PLAN 24 163734 (Ward 7)”, be received; and,

2. That the application (PLAN 24 163734) to amend Zoning By-laws 304-87, 177-96, and 2024-19, as amended, be approved and the attached site-specific implementing Zoning By-laws, attached hereto as Appendices “A” and “B”, be finalized and brought to a future Council meeting for enactment; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.4 RECOMMENDATION REPORT, REGENCY PROPERTY INC., FORMERLY STATEVIEW HOMES (NAO TOWNS) INC., AT 7810, 7822, 7834, AND 7846 MCCOWAN ROAD, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A TOWNHOUSE DEVELOPMENT

WITH 133 UNITS, A COMMON OUTDOOR AMENITY AREA, AND A PUBLIC PARK AT 7810, 7822, 7834, AND 7846 MCCOWAN ROAD (WARD 8) FILES PLAN 22 247284 AND PLAN 21 129900 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as a recommendation report for an Official Plan and Zoning By-law Amendment to permit a townhouse development which includes a public park at 7810, 7822, 7834, and 7846 McCowan Road. Commissioner Prasad advised that the proposal includes 133 units with a mix of configurations. Commissioner Prasad opined that this proposal provides an appropriate range of housing and introduced Claire Ricker to deliver a presentation.

Claire Ricker, Associate, Bousfields Inc. delivered a presentation.

The Committee provided the following feedback:

- Asked if there would be a condominium corporation responsible for the general maintenance of the shared areas within the development, including providing sufficient area for snow storage. Giulio Cescato, Director, Planning & Urban Design, advised that matters related to snow storage locations and landscaped areas will be reviewed at the Site Plan application stage and that this would be a common element condominium, through which many units would be freehold but the private street would

be maintained. Frank Clarizio, Director, Engineering, added that the level of service for snow removal for private laneways is different from public streets and as such, Staff would be asking for the common element condominium corporation to hire a snow removal service to relocate snow from the site if it cannot be accommodated onsite.

- Asked if maintenance at the front of the units could also be done by the condominium corporation. Director Cescato advised that this would depend on the registered common elements but confirmed that Staff would review this as part of the condominium application.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the July 16, 2024, report titled, “RECOMMENDATION REPORT, Regency Property Inc., formerly Stateview Homes (Nao Towns) Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a townhouse development with 133 units, a common outdoor amenity area, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), Files PLAN 22 247284 and PLAN 21 129900”, be received; and,
2. That the Official Plan Amendment application submitted by Regency Property Inc. be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Regency Property Inc. be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council assign servicing allocation for a maximum of 133 residential units; and,
5. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in 3 years; and,
6. That York Region be advised that servicing allocation for 133 residential units has been granted; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.5 RECOMMENDATION REPORT, SPRING HILL HOMES INC. AT 7128, 7170, AND 7186 HIGHWAY 7 EAST, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT TWO HIGH RISE RESIDENTIAL APARTMENT BUILDINGS AND STACKED TOWNHOUSES

AT 7128, 7170, AND 7186 HIGHWAY 7 EAST IN CORNELL CENTRE (WARD 5) FILE PLAN 20 119576 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as a recommendation report for Official Plan and Zoning By-law amendments to permit a high-rise development at 7128, 7170, and 7186 Highway 7 East, with heights up to 27-storeys. Commissioner Prasad advised that the proposed development includes the incorporation of an existing heritage dwelling and parkland conveyance to the City. Commissioner Prasad introduced Shannon Sigouin to deliver a presentation.

Shannon Sigouin, WND, delivered a presentation.

The Committee provided the following feedback:

- Asked how many units would be included within the development. Ms. Sigouin advised that the development would likely include 884 units and 8 affordable units.
- Expressed concerns with the lack of inclusion of ground floor retail within the development. Giulio Cescato, Director, Planning & Urban Design, advised that while ground-floor retail is not currently being proposed, the Official Plan and Zoning By-law allow for these permissions, providing future flexibility.
- Asked if the strata park could be expanded. Director Cescato noted that there is a sense that all the proposed parking may not be needed, which could result in an expansion of the park.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the July 16, 2024, report titled, "RECOMMENDATION REPORT, Springhill Homes Inc., Applications for Official Plan and Zoning By-law Amendment to permit two high rise residential apartment buildings and

stacked townhouses at 7128, 7170, and 7186 Highway 7 in Cornell Centre (Ward 5), File PLAN 20 119576”, be received; and,

2. That the Official Plan Amendment application, submitted by Springhill Homes Inc., be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application, submitted by Springhill Homes Inc., be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. **That Staff discuss a minimum provision of ground floor retail with the applicant; and,**
5. That servicing allocation for 884 units be assigned to the proposed apartment buildings and stacked townhouse buildings; and,
6. That York Region be advised that servicing capacity for 884 units has been granted; and,
7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.6 MEMORANDUM, CITY SUPPORT FOR MUNICIPAL ZONING ORDER, 11120 AND 11274 HIGHWAY 48 (PROPOSED TREASURE HILL DEVELOPMENT) (10.5)

The Committee consented to hear Item 9.6 following the consent agenda.

Arvin Prasad, Commissioner, Development Services, introduced this item as a memorandum on the proposed Municipal Zoning Order at 11120 and 11274 Highway 48. Commissioner Prasad reminded the Committee that Treasure Hill presented a proposal at a previous Development Services Committee and have since modified language within the proposal.

The Committee expressed appreciation for the incorporation of uses within the proposal and asked if Staff have confirmed the designation of the park, noting that

support for the proposal would be subject to a commercial agreement between the City and Treasure Hill. Giulio Cescato, Director, Planning & Urban Design, advised that there are provisions within the Municipal Zoning Order which allows the City to enter into an agreement which can be placed on title, which allows for further flexibility in terms of the exact area of the park.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

1. That the July 16, 2024 memorandum titled “City Support for Municipal Zoning Order 11120 and 11274 Highway 48 (Proposed Treasure Hill Development)” be received; and,
2. **That, subject to and conditional upon the City and Treasure Hill entering into certain commercial and real estate agreements, related to the conveyance of 40.35 acres of parkland, approximately 69 acres of Greenbelt lands, and approximately 6.5 acres of additional lands to the City, Council provide its endorsement to the proposed Minister's Zoning Order shown in Attachment "A" of this report; and further,**
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

Councillor Keith Irish assumed the Chair for the Motions and Notice of Motion portions of the meeting.

10.1 407 REESOR TOC GATEWAY HUB REGIONAL GATEWAY COMPREHENSIVE PLAN (10.0)

Note: The notice of this motion was given at the Council meeting held on June 26, 2024.

Arvin Prasad, Commissioner, Development Services, noted that this motion acknowledges the opportunities which exist along Highway 7 for expanded infrastructure.

The Committee asked if work related to this motion will be completed by internal staff. Giulio Cescato, Director, Planning & Urban Design, advised that while the implementing by-laws would be done internally, a consultant would be retained, noting that as this is part of the Official Plan Review process, they are sufficiently resourced.

The Committee sought clarification on the timing of the motion, asking how far out the 407 transitway is. Commissioner Prasad emphasized the importance of municipalities advocating for large infrastructure projects. Frank Clarizio, Director, Engineering, advised that Metrolinx is in the process of updating regional transportation plans with no current timeline on when updates will be completed. Director Clarizio confirmed that Staff will continue to monitor progress and will incorporate the Box Grove station into the plan as appropriate.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Juanita Nathan

WHEREAS the 407 Transitway is an important initiative by the Province of Ontario to meet growing transportation demand for the GTA.

WHEREAS the 407 Transitway has been identified as critical infrastructure required to serve the need for east-west travel demand within the 407-corridor including the City of Markham.

WHEREAS The City of Markham has recognized the importance of planning for the 407 Transitway in its planning documents for several decades including a Transit Station in the Boxgrove *Regional Gateway* area.

WHEREAS the Regional Gateway lands are located within the area bounded by the Highway 407 Transitway right-of-way, Donald Cousens Parkway, Reesor Road and the CPR Havelock Line.

AND WHEREAS Special Policy 9.16.7 Regional Gateway of the City of Markham Official Plan requires that applications for development approval located within the Regional Gateway boundary shall require approval of a *comprehensive block plan* to the satisfaction of the City prior to development proceeding.

Therefore, now be it resolved:

1. That Staff be directed to assess the lands identified in Policy 9.16.7 Regional Gateway of the Markham Official Plan as part of the Official Plan Review, and to specifically be evaluated within the associated Employment Study, to determine the opportunity for transit supportive mixed-use development that also protects for job creation within the employment area and creates a major transit; and,
2. That employment uses within these lands that meet the general intent of the Markham Official Plan be permitted to proceed in the interim; and,

3. That implementing instruments be brought forward at the conclusion of the study that realize the vision including any necessary official plan and zoning amendments; and further,
4. That this motion be forwarded to Council for approval.

Carried

10.2 REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)

DEVELOPING AN RAIL INTEGRATED AFFORDABLE TOC CORRIDOR ECONOMY

Note: The notice of this motion was given at the General Committee meeting held on July 9, 2024. The motion is also attached.

Regional Councillor Jones provided an introduction to this motion which he noted involves the City of Markham and Toronto, and the Town of Stouffville, and is intended to ensure destinations along the transit corridor beyond Union Station at the end of the line.

The Committee asked how this motion differs from work being completed within the secondary plans currently underway.

Arvin Prasad, Commissioner, Development Services, advised that while the motion acknowledges some of the work completed to date, it provides a future vision for reimagining the GO Rail line.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

WHEREAS, there is a need for the Stouffville GO Transit Corridor Line to be fast, frequent, more stations and reliable transit service to support growth within the City of Toronto, City of Markham, Town of Whitchurch Stouffville, York Region and the GTA, in order to fulfil the ambitious housing targets created by the province of Ontario and committed to by those same municipalities; and,

WHEREAS, Comprehensive land use plans and complete communities need to be created and 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 creation, increase ridership, and optimize investment in rail transit infrastructure; and,

WHEREAS, New transit investments and infrastructure must be coordinated with existing and planned services such as the high speed Crosstown 407 Corridor; 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 Toronto, Markham and 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 on Toronto, Markham and Stouffville’s Urban Growth Centres, Transit Oriented 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, Corridor level planning can attract more economic development opportunities and substantial investment, facilitate the establishment facilitate the establishment of I get consistent design and development standards across the entire corridor, leading to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas, encouraging the creation of pedestrian friendly pathways, bike lanes, and other non-motorized transportation options that connect various stations and the surrounding area; and,

WHEREAS, Corridor-Level planning promotes active transportation and enhances overall liability of the community, allowing for more effective public engagement, while assessing how environmental impacts and considerations can be assessed, and on a broader scale, evaluating the overall ecological footprint, preserving an increasing green spaces and implementing sustainable practises that benefit the entire quarter; and,

WHEREAS Corridor-level planning allows for more effective public engagement to get the community buy-in. The stakeholders and Community 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 be engaged in the corridor planning process; and,

WHEREAS, Planning and urban design can, at the corridor level, facilitate the establishment of consistent design and development across the entire corridor. It can lead to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas; 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, Conduct POC IoT Studies on solutions that will address society's corridor deficiency, reduce transit capital and operating costs, address society's high cost of living (Food) and also reduce the carbon footprint; and,

WHEREAS, Corridor-level planning allows for more effective public engagement to get their community buy in. The stakeholders and community 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 be engaged in the corridor planning process; and,

WHEREAS, Appendix to this outline's key consideration, precedents and best practices for this type of corridor-level planning.

THEREFORE, BE IT RESOLVED:

1. **THAT THE PROVINCE OF ONTARIO BE REQUESTED** to 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 THIS RESOLUTION BE PROVIDED TO THE FOLLOWING:**

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- Chrystia Freeland, Deputy Prime Minister and Minister of Finance
- Dominic LeBlanc, Minister of Public Safety, Democratic Institutions, and Intergovernmental Affairs
- Lawrence MacAulay, Minister of Agriculture and Agri-Food
- Francois-Philippe Champagne, Minister of Innovation, Science, and Industry
- Sean Fraser, Minister of Housing, Infrastructure and Communities
- Mary Ng, Export Promotion, International Trade and Economic Development
- Steven Guilbeault, Minister of Environment and Climate Change
- Pablo Rodriguez, Minister of Transport and Quebec Lieutenant
- Soraya Martinez Ferrada, Minister of Tourism and Minister responsible for the Economic Development
- Agency of Canada for the Regions of Quebec
- Carla Qualtrough, Minister of Sport and Physical Activity
- Kamal Khara, Minister of Diversity, Inclusion and Persons with Disabilities
- Filomena Tassi, Minister responsible for Federal Economic Development Agency for Southern ON
- Rechie Valdez, Minister of Small Business
- Pierre Poilievre, Leader of the Official Opposition
- Jagmeet Singh, Leader of the New Democratic Party of Canada
- Doug Ford, Premier of Ontario
- Paul Calandra, Minister of Municipal Affairs and Housing
- Kinga Surma, Minister of Infrastructure
- Prabmeet Sarkaria, Minister of Transportation

- Vic Fedeli, Minister of Economic Development, Job Creation and Trade
- Peter Bethlenfalvy, Minister of Finance
- Lisa Thompson, Minister of Agriculture, Food and Rural Affairs
- Todd Smith, Minister of Energy
- Neil Lumsden, Minister of Tourism, Culture and Sport
- Phil Verster, President and Chief Executive Officer, Metrolinx
- Donald Wright, Chair of the Board of Directors, Metrolinx
- Michael Lindsay, President and Chief Executive Officer, Infrastructure Ontario
- Marit Stiles, Leader of the New Democratic Party of Ontario and Leader of the Official Opposition
- Bonnie Crombie, Leader of the Liberal Party of Ontario
- John Fraser, Interim Leader of the Liberal Party of Ontario
- Brian Bentz, President and CEO, Alectra Utilities
- Brian MacPherson, Executive Director, 2030 Commonwealth Games
- Debbie Low, President & CEO, Canadian Sports Institute of Ontario
- York Region Councillors
- Mayor and Councillors, Markham, Richmond Hill, Vaughan, Whitchurch Stouffville
- Mayor Olivia Chow and Councillors, City of Toronto
- CEOs and Commissioners of Planning, York Region, Markham, Richmond Hill, Vaughan
- City Clerks – Markham, Richmond Hill, Vaughan, Durham, Brampton, Mississauga, Toronto
- Local York Region MPPs and MPs
- A Better GTA – An Alliance of GTA Resident and Ratepayers Groups in the GTA, and,
- Media - CBC, CTV, City News, Toronto Star, Globe & Mail, York Region.com; and,

4. **THAT THE FOLLOWING MATTERS BE CONSIDERED AS PART OF THE CORRIDOR PLANNING PROCESS** (Appendices for details):

- Provide land use, typologies and communities that optimize the frequent rail transit investment where communities are seamlessly linked by high frequency public LRT
- 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)
- Evaluate and implement autonomous vehicles in a geo-fenced environment and micro-mobility connections to support first-mile/last-mile solutions at rail TOC station areas
- Create a multi-modal corridor of transit supported neighborhoods (like a string of pearls along the corridor)
- Create complete communities and hierarchy of destinations, employment centres and amenities within the sub-centres that generate and attract two-way all-day traffic
- Examine opportunities for renewables, district energy generation, solar, wind, geo-thermal solutions within the Stouffville GO Transit corridor
- Provide a Range of Housing Choices and Affordability
- Balance City-Wide and Regional Goals with the Existing Communities and Its Context
- Ensure Job Space and Diversity through a Comprehensive Job Creation Strategy
- 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; and,

5. **ESTABLISH A TOC CORRIDOR PLANNING STAKEHOLDER AND RATEPAYER COMMITTEE:**

- This is essential for creating efficient, safe, and sustainable transportation systems that serve the community and the GTHA.

- The Tri-Government Political Steering Committee Adopts a multi-disciplinary approach that includes:
 - Transportation
 - Land Use Planning
 - Urban Design
 - Conduct Proof of Concepts
 - 3D Modelling to Scale
 - Electric or Hydrogen
 - Economic Development
 - Job Creation – New Emerging Technology Solutions
 - Community Engagement
 - Charette, Visual Preference Survey
 - Building over Transit GO Station and Platforms; and further,
6. **THAT THE FOLLOWING PROGRAMS BE CONSIDERED TO REIMAGINE THE STOUFFVILLE GO TRANSIT LINE AS A COMPREHENSIVE METRO TRANSIT CORRIDOR WITH INTEGRATED URBAN DEVELOPMENT AND SUSTAINABLE FEATURES:**
- **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 Metro (Subway) type Service:
 - **Transportation Demand Analysis:** Analyze the current and projected transportation demand along the corridor, considering population growth, employment distribution and other demographic factors.
 - **Infrastructure and Engineering Study:** Conduct engineering study to determine whether to tunnel, or elevate, or grade separate, and other infrastructure upgrades along the corridor.
 - **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.

- **Driverless Train with Automation Train Control Technology Study**: Explore the technical requirements, costs and benefits of implementing driverless LRT technology, and automatic train control.
- **Station Area Master Plans**: Develop station master plans for proposed TOCs. These plans should include mixed-use development concepts, urban design guidelines, land use strategies, and strategies for creating complete destination stations. Consider factors like job distribution, housing density, retail, entertainment facilities, creating great public realm, green spaces, and building on top of TOC stations.
- **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 TOCs.
- **Transit-Oriented Development (TOC) 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.
- **3D Modelling Solutions**: Create 3D digital twins and printed models for each TOC station area.
- **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.

Carried

11. NOTICES OF MOTION

11.1 NOTICE OF MOTION - HIGHWAY 7 STUDY FROM BRUCE CREEK TO MOUNT JOY CREEK

Regional Councillor Jim Jones introduced a notice of motion and requested that it be placed on the July 17th, 2024, Council Meeting Agenda for consideration.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Karen Rea

1. **WHEREAS** Markham is committed to promoting sustainable growth, complete communities and development in a manner that enhances the quality of life for its residents and supports the local economy; and
2. **WHEREAS** the current state of Highway 7 does not adequately support pedestrian and transit-friendly environments; and
3. **WHEREAS** there is a need to revitalize Highway 7 to enhance the quality of life for residents and visitors alike; and
4. **WHEREAS** the vision for Highway 7 includes the development of mixed-use buildings with a pedestrian friendly environment to ensure sunlight and air reach the street level and to respect existing established neighbourhoods; and
5. **WHEREAS** Markham has many standalone commercial buildings and strip malls along major roads that may eventually be redeveloped, and this study can serve as a guide for other locations when applications are submitted to convert these areas into higher density and mixed-use developments; and
6. **WHEREAS** a comprehensive Study of Highway 7 would provide critical information and insight into the existing challenges, such as existing low rise residential homes and viable opportunities for the Highway 7 corridor, as well as potential strategies for addressing issues and outlining intensification and redevelopment opportunities along an arterial road where a bus-rapid system is planned for the future; and

NOW THEREFORE BE IT RESOLVED;

1. That Council direct City Staff to undertake a Study, including 3D visualization, of lands immediately fronting Highway 7 from Bruce Creek to Mount Joy Creek, with the goal of developing a comprehensive and integrated vision that supports a complete community, economic vitality, built form compatibility, fosters social and cultural vibrancy, enhances connectivity and accessibility, and promotes sustainable transportation; and
2. That the study consider appropriateness of ground floor **retail, restaurant, office and other compatible uses along the corridor to help** promote economic growth and street-level vibrancy; and
3. That the study consider appropriate floor plates for buildings along the corridor; and

4. That the Study develop principles and guidelines for built form and complete streets to support a transit and pedestrian friendly environment and encourage community interaction; and
5. That the Study be conducted in consultation with all stakeholders, including local residents, businesses, community organizations, Heritage Markham, and other interested parties, to ensure that the vision and strategies reflect the needs and priorities of the community; and
6. That the Study include a thorough analysis of existing land use patterns, zoning regulations, transportation infrastructure, existing public space and amenities, streetscape improvements, public space design and economic development initiatives; and
7. **BE IT FURTHER RESOLVED:** that the City Council hereby endorses the reimagining of Highway 7 as a vibrant, pedestrian and transit-friendly corridor, similar to the photograph attachment and that the City of Markham allocate the necessary resources and funding to support the Study; and
8. That Staff be directed to report back to Development Services Committee with a work plan including required resources, staffing and timing to undertake the Study; and
9. That the Development Services Committee be used for regular meetings to advance the Study.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

That the notice of motion be forwarded to the Council Meeting on July 17, 2024 for consideration.

Carried by a Two Thirds Vote

12. NEW/OTHER BUSINESS

Regional Councillor Jim Jones reassumed the Chair.

There was no new business.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Moved by Councillor Andrew Keyes

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

14.1 DEVELOPMENT AND POLICY MATTERS

14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 4, 2024 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2)(e)]

14.1.2 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL OF DESIGNATION BY-LAW FOR 10159 MCCOWAN ROAD (WARD 6) (16.11.3)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD) [MUNICIPAL ACT, 2001, Section 239 (2)(e)]

15. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 4:57 PM.

Carried