



**MINUTES**  
**MARKHAM SUB-COMMITTEE**  
March 11, 2015, 9:00 am  
Canada Room

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**Committee Members**

Deputy Mayor Jack Heath  
Councillor Karen Rea  
Councillor Amanda Collucci

Regional Councillor Jim Jones (ex-officio)

**Regrets**

Councillor Colin Campbell

**Staff**

Jim Baird, Commissioner of Development Services  
Ronji Borooah, City Architect  
Alan Brown, Director of Engineering  
Sally Campbell, Manager, East District  
Linda Irvine, Manager, Parks & Open Space Planning  
Biju Karumanchery, Acting Director of Planning and Urban Design  
Binu Korah, Sr. Manager, Development Engineer and Transportation  
Joseph Palmisano, Sr. Transportation Engineer  
Marg Wouters, Sr. Manager, Policy and Research  
Kitty Bavington, Council/Committee Coordinator

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The Markham Sub-Committee convened at 9:10 am with Councillor Karen Rea in the Chair.

**1. MARKHAM ROAD, NORTH OF 16<sup>TH</sup> AVE.**

On February 3, 2015, the Development Services Committee requested that a Markham Sub-Committee meeting be held to discuss the development of Markham Road, north of 16<sup>th</sup> Avenue.

Biju Karumanchery introduced the staff presentation, and reviewed the land use context of the subject area, designated as Major Commercial and Community Amenity in the Official Plan. In 2003, a comprehensive zoning by-law was implemented, permitting apartments, townhouses, and multi-unit buildings with a maximum height of 30m, and Community Amenity uses on the west side of the corridor; and mostly industrial and commercial uses on the east side. The Urban Design Study, prompted by local concerns, was adopted by Council in 2005, and in 2008, the Vision for the Markham Road Corridor was adopted, identifying gateways, open spaces, and areas of intensification.

Staff discussed parklands, podium buildings, and the built-form transition to existing development. The corridor is being developed comprehensively, to achieve sufficient parkland, the road network, and compatible housing.

Joseph Palmisano presented the Markham Road Transportation Study, adopted in 2012, and discussed the study findings, key intersections, improvements for road capacity within the corridor, improvements for transit, and required Transportation Demand Management (TDM) measures. Discussions included the cumulative traffic impacts, and the connecting intersection for Donald Cousens Parkway and Markham Road. The intersection improvements to re-direct traffic will be constructed once Donald Cousens Parkway is completed in the next few years.

Staff identified current development applications along the corridor. Discussions included the current market demand and potential big box stores. It was noted that some land owners do not support the Vision and are submitting proposals contrary to the Vision. Staff evaluate proposals based on the sound policies of the established guidelines.

The Committee questioned if the 500m radius used for the traffic impact analysis is reviewed once the developments are occupied. As part of the TDM, a follow-up review is required after two years of occupancy. The Committee suggested that a survey be carried out next year to determine details of transit ridership - such as demographics and where the riders live. This would help to determine if the projected transit results are achieved, and whether assumptions were realistic with respect to intensification leading to increased transit use. Staff will include a discussion on this transportation issue at an upcoming presentation to Development Services Committee regarding the Transportation Master Plan.

Comments from the Committee included suggestions that the Secondary Plan prohibit big box stores and encourage pedestrian-friendly development, that more parkland is needed in certain areas, and that residents have indicated there is a shortage of parking available. The debate regarding four lanes or two lanes along portions of Main Street was discussed with respect to balancing transportation needs with BIA and Heritage needs.

A draft of the new Secondary Plan is anticipated by the end of 2016. The Vision Plan and the Transportation Master Plan will be reviewed and updated as part of the Secondary Plan project.

## **Adjournment**

The Markham Sub-Committee adjourned at 10:30 am.