

## Development Services Committee Minutes

**Meeting Number 11**  
**May 27, 2019, 9:30 AM - 3:00 PM**  
**Council Chamber**

Roll Call	Mayor Frank Scarpitti (arrived at 10:11 AM)	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li (arrived at 10:09 AM)	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Marg Wouters, Senior Manager, Policy & Research
	Arvin Prasad, Commissioner Development Services	John Yeh, Manager, Policy
	Trinela Cane, Commissioner, Corporate Services	Brad Roberts, Manager, Zoning and Special Projects
	Brenda Librecz, Commissioner, Community & Fire Services	Lilli Duoba, Manager, Natural Heritage
	Catherine Conrad, City Solicitor & Acting Director, Human Resources	Regan Hutcheson, Manager, Heritage
	Bryan Frois, Chief of Staff	Mark Visser, Senior Manager, Strategy Innovation & Investments
	Biju Karumanchery, Director, Planning & Urban Design	Kevin Ross, Manager, Development Finance & Payroll
	Ron Blake, Senior Manager, Development	Scott Chapman, Election & Council/Committee Coordinator
	Loy Cheah, Acting Director, Engineering	

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### **1. CALL TO ORDER**

The Development Services Committee convened at the hour of 9:34 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Keith Irish assumed the Chair at 3:13 PM for Motions, No. 11.1. Regional Councillor Jim Jones reassumed the Chair at 3:43 PM.

The Development Services Committee recessed at 11:17 AM and reconvened at 11:36 AM.

The Development Services Committee recessed at 12:33 PM and reconvened at 1:20 PM.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MAY 13, 2019 (10.0)**

Moved by Councillor Khalid Usman  
Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Committee meeting held May 13, 2019, be confirmed.

**Carried**

### **3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES MAY 7, 2019 (10.0)**

Moved by Councillor Khalid Usman  
Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Public Meeting held May 7, 2019, be confirmed.

**Carried**

## **4. PRESENTATIONS**

### **4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

**The following Service Awards were presented:**

George Macris, Chief Fire Prevention Officer, Fire Services, 30 years

Lilli Duoba, Manager, Natural Heritage, Planning & Urban Design, 30 years

Eric Lariviere, Manager, Flato Markham Theatre, Economic Growth, Culture & Entrepreneurship, 10 years

Farshed Kawasia, Senior Development Engineer, Engineering, 5 years

Muhammad Jawaaid Khan, Manager, Water & Wastewater, Environmental Services, 5 years

Vikas Thakur, Infrastructure Project Engineer, Environmental Services, 5 years

Arthie Mahendran, Contact Centre Representative, Legislative Services and Communications, 5 years

Andrea Bondi, Training Officer, Fire Services, 5 years

Derek Cassidy, Firefighter, Fire Services, 5 years

Ching Chen, Firefighter, Fire Services, 5 years

Christopher Gadzala, Firefighter, Fire Services, 5 years

Daniel Harwood, Firefighter, Fire Services, 5 years

Matthew Lum, Firefighter, Fire Services, 5 years

Morgan Pickup, Firefighter, Fire Services, 5 years

Thomas Rozon, Firefighter, Fire Services, 5 years

Matthew Skerratt, Firefighter, Fire Services, 5 years

Andrew Tamburro, Firefighter, Fire Services, 5 years

Alexei Zimin, Firefighter, Fire Services, 5 years

Pedro Santos, Firefighter, Fire Services, 5 years

Miranda Hussey, Firefighter, Fire Services, 5 years

## **5. DEPUTATIONS**

Deputations were received for the following item:

15.1.2 57 Hawkrigge Avenue

Refer to the individual item for the deputation details.

## **6. COMMUNICATIONS**

There were no communications.

## **7. PETITIONS**

There were no petitions.

## **8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM FOR 2019 (16.11)**

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the report entitled “Commercial Façade Improvement Grant Program for 2019”, dated May 27, 2019 be received; and,
2. That Council supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and production of historically appropriate new wooden storm windows for 6890 14<sup>th</sup> Ave.; and,
3. That Council supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North, subject to the applicant obtaining a heritage permit; and,
4. That the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-19016) which has a budget of \$15,000.00 for the year 2019; and,
5. That the \$3,107.50 of grant assistance recommended for approval, in excess of the \$15,000.00 available for the 2019 Commercial Façade Improvement Grant program be funded through unallocated funds from the 2019 Designated Heritage Grant program (620-1010-5699-19015); and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **8.2 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS – 2019 (16.11)**

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the report entitled “Designated Property Grant Applications -2019” dated May 27, 2019, be received; and,

2. That Designated Property Grants for 2019 be approved in the amounts noted for the following properties, totaling \$23,776.90, provided that the applicants comply with eligibility requirements of the program:
  - a. 32 Washington Street, Markham Village-up to \$5,000.00 for construction costs of front veranda as required by Site Plan agreement for rear addition to the existing heritage dwelling; and,
  - b. 6 Wismer Place, Markham Heritage Estates - up to \$7,500.00 for the replacement of the cedar shingle roof; and,
  - c. 111 John Street, Thornhill - up to \$1,276.90 for the production of historically appropriate wooden storm windows and minor repairs to historic wooden sash and siding; and,
  - d. 16 George Street, Markham Village – up to \$5,000.00 for re-conditioning of historic wooden windows and repairs to railing and floor deck of front veranda; and,
  - e. 180 Main Street North, Markham Village - up to \$5,000.00 for the installation of a historically appropriate wooden front door and storm door; and,
3. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-19015 (\$30,000.00 available for 2019); and,
4. That \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Grant Program (Account 620-101-5699-19016); and,
5. That the remaining budget in the amount of \$3,115.60 (\$30,000 - \$23,776.90 - \$3,107.50) be returned to the original funding source; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **8.3 DECISION ON PROPOSED AMENDMENT 1 TO THE GROWTH PLAN 2017 (A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2019) (10.0)**

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and provided an overview of the Province's amendments to the Growth Plan 2017.

There was discussion about the potential implications of the amendments to development in the City of Markham, including the impact of the increased Region-wide intensification targets, the parameters of the settlement area adjustment policies, and the impact of the proposed additional Major Transit Station Areas in east Markham. There was discussion about a potential extension of rapidway transit along Highway 7 between Warden Avenue and Kennedy Road as well as from Kennedy Road east to Ninth Line.

Moved by Regional Councillor Jack Heath  
Seconded by Deputy Mayor Don Hamilton

1. That the memorandum entitled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019)" be received.

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **9.1 OVERVIEW OF APPROVAL PROCESSES AND TIMELINES FOR OFFICIAL PLAN AMENDMENT; ZONING BY-LAW AMENDMENT; DRAFT PLAN OF SUBDIVISION; AND SITE PLAN CONTROL (10.0)**

There was discussion regarding the timelines and processes through which development applications are reviewed by City of Markham staff.

Moved by Regional Councillor Jack Heath  
Seconded by Councillor Alan Ho

1. That the memorandum dated May 27, 2017 entitled "Overview of Approval Processes and Timelines for Official Plan Amendment; Zoning By-law Amendment; Draft Plan of Subdivision; and Site Plan Control" be received.

**Carried**

### **9.2 CITY OF MARKHAM COMMENTS ON PROPOSED BILL 108, MORE HOMES, MORE CHOICE ACT 2019 (10.0)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced the staff report.

John Yeh, Manager, Policy, addressed the Committee and delivered a PowerPoint presentation entitled "City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*."

Mark Visser, Senior Manager, Financial Strategies & Investments, addressed the Committee and delivered a presentation on the financial implications of the proposed legislative changes under Bill 108.

The Committee discussed the following relative to the report:

- potential impact of the proposed changes to existing development charge provisions on facilitating affordable housing
- implications of the loss of existing section 37 provisions on the feasibility of permitting high density residential development
- need more information on the impact of the proposed amendments (i.e. Provincial Regulations) on property taxes and/or existing soft service levels in the City of Markham
- need to ensure that growth pays for growth and that the cost of infrastructure required to accommodate development is not borne by existing property owners
- need to ensure that any financial relief provided to developers in the form of reduced development charges is directly tied to the provision of affordable housing as defined by the City of Markham and York Region
- challenges posed by the proposed reduction in timelines under which municipalities will be required to respond to development applications
- need to ensure that, if application response timelines are reduced, provincial ministries and agencies are required to follow similarly accelerated commenting deadlines

The Committee reviewed the recommendations contained in Appendix 'A' and provided proposed changes to staff's recommendations.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled, "City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*", dated May 27, 2019, be received; and,
2. That this report, including the 39 recommendations from the City of Markham on Proposed Bill 108, **More Homes, More Choice Act 2019**, as summarized in **the Revised Appendix 'A' as amended at the May 27, 2019 Development Services Committee meeting**, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and to York Region as the City of Markham's comments on Bill 108; and,

3. That the City of Markham supports the Province of Ontario's proposed measures to streamline the planning process while retaining appropriate public consultation during the planning process as long as these measures can be reasonably implemented and avoid negative impacts such as potential delays; and,
4. That, **in the event that the Province proceeds with the community benefits charge as proposed**, the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now **collected** under the current statutes, **and that the cap be tied to land values only for the parkland dedication and current section 37 portions of the community benefits charge**. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a development; and,
5. That the City of Markham does not support any proposed legislative changes that would in effect reduce a municipality's ability to collect funds to ensure that growth pays for growth; and,
6. That the City of Markham supports the Province of Ontario's proposed changes to increase resourcing for the Local Planning Appeal Tribunal but does not support the re-introduction of "de novo" hearings as part of the Local Planning Appeal Tribunal process; and,
7. That the City of Markham supports the Province of Ontario's efforts to clarify the role and accountability of Conservation Authorities and urges the Province to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks, and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution

**Carried**

## **10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **10.1 THE USE OF BOX GROVE COMMUNITY FUNDS FOR STREET LIGHTS (WARD 7) (5.0)**

The Committee consented to defer this item to a future Development Services Committee meeting for further consideration.



Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the report entitled “The Use of Box Grove Community Funds for Street Lights (Ward 7)” be received; and,
2. That available Box Grove Community Funds in the amount of \$357,858 be used for the installation of municipal street lights on Ridgevale Drive and Rouge River Circle in Box Grove be endorsed; and,
3. That a 2019 Engineering Capital Project be established using the Box Grove Community Funds as the funding source for the design and construction of street lights on Ridgevale Drive and Rouge River Circle, at an estimated cost of \$345,000 including contingencies, internal charges and HST impact; and
4. That, following completion of the project, the estimated remaining Box Grove Community Funds of \$12,858 (\$357,858 - \$345,000) remain in the Box Grove Community Funds until future community use of the funds is identified and until the funds are exhausted; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

## **11. MOTIONS**

### **11.1 YONGE STREET SUBWAY (LANGSTAFF/ RICHMOND HILL GROWTH AREA HIGHWAY 407/ YONGE STREET SUBWAY EXTENSION) (5.14)**

**Note: On May 14, 2019 Council referred consideration of the revised motion for the Yonge Street Subway (Langstaff/Richmond Hill Growth Area Highway 407/Yonge Street Subway Extension) to the meeting this date.**

Development Services Committee consented to review a further revised version of the Motion from the one referred by Council on May 14, 2019. Copies of the further revised Motion were distributed to all members of Development Services Committee.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

Whereas the Province of Ontario designated Langstaff/Richmond Hill Centre as an urban growth centre in 2006; and,

Whereas the City of Markham approved the Langstaff Gateway Secondary Plan in 2009; and,

Whereas the City of Markham supports the Province of Ontario's decision to upload the responsibility for subway construction and urges the Province to proceed as expeditiously as possible to construct the Yonge Street Subway Extension; and,

Whereas the Provincial Government will be responsible for the planning, design and building for all new subway construction projects; and,

Whereas on April 10, 2019, the Provincial Government announced that the Yonge Street Subway Extension will be 1 of the 4 projects benefitting from Provincial investment in higher order transit; and,

Whereas the Provincial Government has accelerated the target completion date for the Yonge Subway to be shortly after 2027; and further,

Whereas geotechnical and design work for the Yonge Subway Extension has already commenced;

Now therefore be it resolved:

1. That the Province of Ontario be requested to work in conjunction with the local municipalities and transit authorities to review and assess the following:
  - a. Existing and proposed infrastructure, including the feasibility of relocating storm water ponds, reconfiguring the Highway 407 interchange ramps for an urban and pedestrian friendly environment; and,
  - b. The land value uplift arising from greater intensification and to maximize the return on investment for public lands and infrastructure; and,
  - c. Opportunities for a public-private partnership including an unsolicited bid proposal for the integrated transit destination hub; and,
  - d. The potential re-designation of the lands west of Yonge Street, south of Highway 407, for Transit Oriented Development (TOD) versus the proposed 2,000-car parking lot; and,
  - e. The benefits of a world class integrated development engaging a "best-in-class" architectural, engineering, planning and urban design firm; and,

- f. Participating in a steering committee to coordinate development and infrastructure; and,
2. That the City of Markham requests that the Provincial Government, as part of the environmental assessment updates for both the 407 Transitway (to rail) and the Yonge Subway Extension, including the design and construction, consider the following:
  - a. An environmental assessment to bury the high-voltage hydro transmission lines from east of Bayview Avenue - west of Yonge Street - south of Highway 407 - to create greater flexibility in urban planning and release additional development opportunities to benefit the Province of Ontario; and,
  - b. The feasibility of optimizing the Yonge Subway Extension alignment in its own established transportation corridor which is Yonge Street; and,
  - c. Confirming the location of the Yonge Street subway stations to best serve the planned and future communities; and,
  - d. The feasibility of optimizing the Highway 407 rail transitway alignment in its own established transportation corridor; and,
3. That the Province of Ontario be requested to maximize the return on investment of public sector infrastructure and land in the Langstaff/Richmond Hill area; and,
4. That the Province of Ontario undertake these considerations without any delay to the planning, construction and delivery of the Yonge Subway Extension; and,
5. That a copy of this resolution be forwarded to the Councils of the City of Richmond Hill and the City of Vaughan for their endorsement; and further,
6. That a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Christine Elliott, Deputy Premier; the Honourable Victor Fedeli, Minister of Finance; the Honourable Jeff Yurek, Minister of Transportation; the Honourable Greg Rickford, Minister of Energy, Northern Development and Mines; the Honourable Todd Smith, Minister of Economic Development, Job Creation and Trade; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Monte McNaughton, Minister of Infrastructure Ontario; the Honourable Rod Phillips, Minister of the Environment, Conservation and Parks; all Members of Provincial Parliament in the Regional Municipality of York; and the Regional Municipality of York.

**Carried**

## **12. NOTICES OF MOTION**

### **12.1 DESIGN CHARRETTE FOR MARKHAM ROAD - MOUNT JOY SECONDARY PLAN AREA**

**Note: This item will be considered at the June 10, 2019 Development Services Committee meeting.**

Councillor Amanda Collucci addressed Development Services Committee and read out her proposed Notice of Motion. Councillor Collucci also suggested that the Notice of Motion include protection for the Markham Village Heritage Conservation District.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

Whereas a number of development applications within the Markham Road - Mount Joy corridor between 16th Avenue and Major Mackenzie Drive are currently under review; and

Whereas the Official Plan 2014 identifies the Markham Road – Mount Joy Local Corridor as an intensification area, and requires the preparation of a secondary plan for this corridor; and

Whereas the Stouffville GO line runs through the corridor, with an existing station at Bur Oak Avenue and a potential station at Major Mackenzie Drive; and

Whereas a Request for Proposals (RFP) is currently being finalized to retain consulting services for a Markham Road – Mount Joy Secondary Plan Study, which will develop a comprehensive development plan and key policy direction for the corridor, addressing land use and urban design, transportation (including transit and active transportation) and municipal servicing; and

Whereas the results of this Study will form the basis of a new statutory Secondary Plan to be prepared by staff following the Study; and

Whereas a key component of the Secondary Plan Study is the development of a Demonstration Plan which will identify appropriate land uses (including parks), built form, and the distribution of height and density, among other things; and

Whereas public engagement is an important component in the development of the Demonstration Plan;

Now therefore be it resolved:

1. That the RFP include a provision for a design charrette to develop the Demonstration Plan; and,
2. That the design charrette include residents and other stakeholders; and,
3. That the details of the design charrette, including the appropriate length and specific nature, be confirmed once the successful consulting team is awarded the Study; and further,
4. That the City of Markham have regard for the protection of the Markham Village Heritage Conservation District which includes Main Street Markham

### **13. NEW/OTHER BUSINESS**

There was no new / other business.

### **14. ANNOUNCEMENTS**

There were no announcements.

### **15. CONFIDENTIAL ITEMS**

Elizabeth Brown, member of Markham Village Sherwood Conservation Area Residents Association, addressed the Committee during open session and spoke in opposition to the minor variance application identified in item 15.1.2 of the confidential agenda, stating concerns with the proposed net floor area and visual massing of the proposed infill development.

The Development Services Committee consented to refer the following confidential agenda directly to the May 28, 2019 Council meeting:

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Andrew Keyes

1. **That the deputation from Elizabeth Brown regarding confidential item 15.1.2 be received.**

**Carried**

Moved by Regional Councillor Jack Heath  
Seconded by Mayor Frank Scarpitti

1. **That the following confidential agenda be referred directly to the May 28, 2019 Council meeting for consideration.**

**Carried**

**15.1 DEVELOPMENT AND POLICY ISSUES****15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL  
MINUTES – MARCH 18, 2019 (10.0) [Section 239 (2) (e)]****15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING  
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,  
AFFECTING THE MUNICIPALITY OR LOCAL BOARD –  
MINOR VARIANCE APPLICATION - 57 HAWKRIDGE AVENUE  
(WARD 4) (8.0) [Section 239 (2) (e)]****16. ADJOURNMENT**

1. That the Development Services Committee adjourn at 3:47 PM.