

Development Services Committee Minutes

Meeting Number 15
September 23, 2019, 9:30 AM - 3:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho (left at 2:22 PM)
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Karen Rea
	Regional Councillor Joe Li (arrived at 9:57 AM)	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Amanda Collucci (arrived at 10:02 AM)
	Councillor Keith Irish	Councillor Isa Lee
Regrets	Councillor Khalid Usman	
Staff	Andy Taylor, Chief Administrative Officer	Ron Blake, Senior Manager, Development
	Arvin Prasad, Commissioner, Development Services	Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship
	Claudia Storto, City Solicitor and Director of Human Resources	Marg Wouters, Senior Manager, Policy & Research
	Bryan Frois, Chief of Staff	Francesco Santaguida, Assistant City Solicitor
	Brian Lee, Director, Engineering	Scott Chapman, Election & Council/Committee Coordinator
	Biju Karumanchery, Director, Planning & Urban Design	

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1. CALL TO ORDER

Development Services Committee convened at the hour of 9:33 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 11:53 AM and reconvened at 1:02 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 9, 2019 (10.0)

Moved by Councillor Keith Irish

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held September 9, 2019, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following item:

#8.1 City of Markham's Comments on York Region's Draft Employment Framework

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

Communications were received for the following item:

#8.1 City of Markham Comments on York Region's Draft Employment Framework

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 PRELIMINARY REPORT 1938540 ONTARIO LTD., UNIONVILLE MONTESSORI SCHOOL, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT A PRIVATE SCHOOL AND DAY NURSERY TO OPERATE WITHIN THE EXISTING PORTABLE AT 9286 KENNEDY ROAD, FILE NO. PLAN 19 256209 (WARD 6) (10.5)

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report dated September 23, 2019 entitled "PRELIMINARY REPORT, 1938540 Ontario Ltd., Unionville Montessori School, Temporary

Use Zoning By-law Amendment Application to permit a private school and day nursery within the existing portable at 9286 Kennedy Road, File No. PLAN 19 256209 (Ward 6)” be received;

Carried

7.2 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT TWO SEMI-DETACHED AND ONE SINGLE DETACHED DWELLING AT 12 & 16 DEER PARK LANE ON THE WEST SIDE OF ELIZABETH STREET (WARD 4) FILE NO. ZA 19 128208 (10.5)

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street (Ward 4) File No. ZA 19 128208” be received.

Carried

7.3 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO FACILITATE A FUTURE LAND SEVERANCE AND PERMIT ONE SINGLE DETACHED DWELLING WITH SITE-SPECIFIC ZONE EXCEPTIONS AT 7739 9TH LINE, ON THE SOUTH SIDE OF 14TH AVENUE

(WARD 7). FILE NO. ZA 19 126535 (10.5)

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site-specific zone exceptions at 7739 9th Line, on the south side of 14th Avenue. (Ward 7). File No. ZA 19 126535” be received.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 CITY OF MARKHAM COMMENTS ON YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced the staff report. Mr. Prasad provided members of Committee with an overview of the York Region 2041 Municipal Comprehensive Review (MCR) and the development of a Regional employment strategy.

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and delivered a presentation outlining the information contained in the staff report. Recommendations proposed by staff relative to ten requests for conversion of existing employment lands within the City of Markham were identified.

Christine Cote, SmartCentres, representing Markham Woodmills Developments Inc., addressed the Committee in regard to recommendation 4.a. of the staff report. Ms. Cote spoke in opposition to staff's recommendation that Council not support conversion of the subject property, stating concerns with the single point of access to the property as constraining the applicant's ability to secure tenants for employment uses. Ms. Cote requested that, should Committee endorse staff's recommendation to not support conversion of the subject property, that staff be directed to work with the applicant to request additional access points to the property from York Region via Elgin Mills Road. Staff clarified that any decision to provide access to the subject property from Elgin Mills Road will require approval from both York Region as well as the Ministry of Transportation. Staff also indicated that any road access from Elgin Mills Road would require extensive grade separation due to the close proximity of the frontage of the subject property to the Highway 404 on-ramp.

Sandra Wiles, representative for 1628740 Ontario Inc., addressed the Committee in regard to recommendation 2.b. of the staff report. Ms. Wiles spoke in support of staff's recommendation that Council support the conversion of the properties located at 2718 and 2730 Elgin Mills Road, noting the compromised viability of employment uses on the subject properties resulting from the lack of direct access to the lands from Elgin Mills Road. Ms. Wiles also stated concerns with the potential impact to the subject properties from an additional access being constructed via Elgin Mills Road to service the neighbouring property owned by Markham Woodmills Developments Inc.

Don Given, Malone Given Parsons, consultant for Condor Properties Ltd, addressed the Committee in regard to recommendation 4.b. of the staff report. Mr. Given spoke in opposition to staff's recommendation that Council not support partial conversion of the property located at 2920 16th Avenue, stating concerns

with the viability of employment uses on the subject property resulting from the residential use permissions of surrounding properties. Mr. Given requested that the Committee endorse the conversion of the subject property to a mixed-use designation to allow for the construction of a commercial-residential block with employment uses. Staff identified the potential impact on the viability of surrounding employment lands resulting from conversion of the subject property.

Louis Tinker, Bousfields Inc., consultant for The Wemat Group, addressed the Committee in regard to recommendation 4.c. of the staff report. Mr. Tinker spoke in opposition of the staff recommendation that Council not support conversion of the lands at the southwest corner of Highway 7 and Highway 404, and requested that Committee defer consideration of the conversion request to allow the applicant to address the concerns raised by staff relative to the applicant's concept plan proposal. Staff indicated concerns relative to potential pressures on surrounding employment lands resulting from the introduction of sensitive residential uses on the subject property.

Patrick Kerney, Belfield Investments, addressed the Committee in regard to recommendation 4.d. of the staff report. Mr. Kerney spoke in opposition to staff's recommendation that Council not support the conversion of the property located at 8050 Woodbine Avenue, noting the proximity of the property to a future Highway 407 transitway station. Mr. Kerney identified the need to support high-density development around the future major transit station area, as well as opportunities to support the construction of the station through greater land value capture resulting from a mixed-use re-designation. Mr. Kerney also noted the importance of having mixed-use amenity spaces to the viability of any future employment uses on the subject property.

Peter Smith, Bousfields Inc, representing Cornell Rouge Development Corporation, Varlese Brothers et al, addressed the Committee in regard to recommendation 3.c. of the staff report. Mr. Smith spoke in support of staff's recommendation to defer consideration of the request for conversion of the subject lands to a secondary plan study, and requested that Committee support continued discussion on this matter relative to the overall vision of the future Cornell Rouge National Urban Park Gateway.

The Committee discussed the following relative to the staff presentation:

- Current employment density and office usage rates in Markham
- Potential net loss of employment opportunities resulting from conversion of existing employment lands to mixed-use

- Need to assess how many of the jobs that were committed to be delivered as part of the employment land conversion approvals in 2013 have been delivered to date
- Impact of public transit investments on usage rates of office employment lands located along major transit corridors in Markham
- Need to protect existing employment lands while supporting opportunities and conditions needed to attract and retain employers and employees
- Opportunities and challenges associated with creating additional access points to the property owned by Markham Woodmills Developments Inc. from Elgin Mills Road
- Prioritizing purpose-built rental, affordable housing, and seniors housing as a condition of any conversions of lands in existing employment areas
- Need to ensure compatibility of properties located within the Cornell Rouge National Urban Park Gateway with the overall vision of the area

There was discussion regarding York Region's projected timelines in finalizing the growth scenarios and land needs assessment for the Region's 2041 Employment Strategy. Members of Committee identified the need to evaluate each of the requests for conversion individually prior to submission of Council's comments to York Region. The Committee consented to refer the consideration of staff's recommendations regarding the ten employment land conversion requests to a sub-committee of Development Services Committee for a future recommendation to Development Services Committee.

Moved by Regional Councillor Jack Heath
Seconded by Councillor Amanda Collucci

1. That the report and presentation entitled "City of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" dated September 23, 2019, be received; and,
2. **That the deputations of Christine Cote, Sandra Wiles, Don Given, Louis Tinker, Patrick Kerney, and Peter Smith be received; and,**
3. **That the communications submitted by Sandra Wiles and Rosemarie L. Humphries be received; and,**
4. **That Council's consideration of the requests for the conversion of the employment lands identified in the staff report be deferred; and,**

5. **That a sub-committee of Development Services Committee be appointed to review the staff recommendations and report back to Development Services Committee in a timely fashion; and further,**
6. **That the members of the sub-committee be appointed at the September 24, 2019 Council meeting.**

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no motions.

11. NEW/OTHER BUSINESS

There was no new/other business.

12. ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Alan Ho

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

13.1 DEVELOPMENT AND POLICY ISSUES

13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - SEPTEMBER 9, 2019 (10.0) [Section 239 (2) (e) (e)]

Development Services Committee confirmed the September 9, 2019 confidential minutes.

13.2 CULTURE AND ECONOMIC ISSUES

13.2.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE CITY OR LOCAL BOARD - PROPERTY MATTER – WARD 2 (8.0) [Section 239 (2) (c)]

Development Services Committee consented to refer this matter to the October 7, 2019 General Committee meeting for consideration.

14. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

That Development Services Committee adjourn at 3:09 PM.

Carried