Development Services Committee Minutes

Meeting Number 5
February 24, 2020, 10:00 AM - 3:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	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	Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship
	Arvin Prasad, Commissioner, Development Services	Darryl Lyons, Manager, Policy
	Brenda Librecz, Commissioner, Community & Fire Services	Emily Irvine, Special Projects Coordinator
	Claudia Storto, City Solicitor and Director of Human Resources	Niamh O'Laoghaire, Manager, Varley Art Gallery
	Bryan Frois, Chief of Staff	Yan Wu, Public Art Coordinator
	Brian Lee, Director, Engineering	Francesco Santaguida, Assistant City Solicitor
	Biju Karumanchery, Director, Planning & Urban Design	Scott Chapman, Election & Council/Committee Coordinator
	Chris Bird, Director, Building Standards	

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1. CALL TO ORDER

The Development Services Committee meeting convened at the hour of 10:04 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair. Councillor Alan Ho assumed the Chair from 1:28 PM to 1:32 PM and from 2:01 PM to 3:28 PM for Culture and Economic Development Issues, Nos. 10.1 and 10.2. Regional Councillor Jim Jones re-assumed the Chair at 1:33 PM and again at 3:29 PM.

Development Services Committee recessed at 11:28 AM and reconvened at 11:43 AM.
Development Services Committee recessed at 12:37 PM and reconvened at 1:22 PM.

Mayor Frank Scarpitti returned to the meeting at 1:53 PM during confidential session.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 10, 2020 (10.0)

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Joe Li

1. That the minutes of the Development Services Committee meeting held February 10, 2020, be confirmed.

Carried

3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 11, 2020 (10.0)

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Joe Li

1. That the minutes of the Special Development Services Committee meeting held February 11, 2020, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Mayor Frank Scarpitti, members of Development Services Committee, and senior staff recognized the following members of staff for their years of service to the City of Markham:

Michele Coppins, Waterworks Operator II, Environmental Services, 30 years

Gail Elms, Backflow Prevention Clerk, Environmental Services, 30 years

Wilma De Souza, Contract Administrator, Financial Services, 25 years

Meg West, Manager of Business Planning and Projects, CAO's Office, 15 years

Alain Velasco, Facility Operator III, Thornhill C.C., Recreation Services, 10 years

Danny Roberts, Operations Labourer/Driver, Operations - Parks, 10 years

Wing Lun Flora Chan, Senior Buyer, Financial Services, 5 years

Matthew Busato, Supervisor Horticulture, Operations, 5 years

Andrew Davidson, Facility Operator III, Angus Glen C.C., Recreation Services, 5 years

Jason Hassan, Facility Operator II, Thornhill C.C., Recreation Services, 5 years

5. DEPUTATIONS

Deputations were made for the following items:

9.1 - Draft Affordable and Rental Housing Strategy
9.2 - Uptown Green Garden Inc.

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 DOORS OPEN MARKHAM ORGANIZING COMMITTEE MINUTES - NOVEMBER 28, 2019 (16.0)

Moved by Councillor Alan Ho
Seconded by Regional Councillor Jack Heath

1. That the minutes of the Doors Open Markham Organizing Committee meeting held November 28, 2019, be received for information purposes.

Carried

8.2 PRELIMINARY REPORT ONEPIECE IDEAL (MS) DEVELOPMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND

ZONING BY-LAW AMENDMENT TO PERMIT A 47-STOREY, MIXED-USE RESIDENTIAL BUILDING WITH A TOTAL OF 362 UNITS ON THE PHASE 1 (WESTERLY) PORTION OF 28 MAIN ST. FILE NOS. PLAN 19 142690 (WARD 3) (10.3, 10.5)

Moved by Councillor Alan Ho
Seconded by Regional Councillor Jack Heath

1. That the report titled "PRELIMINARY REPORT, OnePiece Ideal (MS) Developments Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) portion of 28 Main Street (Ward 3)" be received.

Carried

8.3 AUTOMATED SPEED ENFORCEMENT ON MUNICIPAL ROADS (5.12)

There was discussion regarding the timetable and scope of the automated speed enforcement pilot program. The Committee also discussed speeding on residential streets and other traffic calming initiatives to be investigated by staff. It was requested that staff report back at a future meeting on speeding and traffic calming strategies and initiatives in Markham.

Moved by Councillor Khalid Usman
Seconded by Councillor Reid McAlpine

1. That the memo entitled, "Automated Speed Enforcement in School Zones Information Update (All Wards)" be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 DRAFT AFFORDABLE AND RENTAL HOUSING STRATEGY (10.0)

Arvin Prasad, Commissioner, Development Services, and Darryl Lyons, Manager, Policy, introduced the item.

Christine Pacini, SHS Consulting, consultant for the City of Markham, delivered a presentation on the City of Markham's Draft Affordable and Rental Housing Strategy, including an overview of the strategy development process to date, existing and emerging gaps identified through the Phase 1 housing needs assessment, key feedback received from stakeholders, recommended actions, and next steps.

Sam Orrico, Markham resident, addressed the Committee and spoke about the importance of affordable housing initiatives.

The Committee discussed the following relative to the Draft Affordable and Rental Housing Strategy:

- Potential scope of application for inclusionary zoning, including low-rise residential developments and areas outside of major transit station areas;
- Consideration of a vacant unit tax and/or short-term rental licensing process to protect the supply of long- and short-term affordable and rental housing;
- Leveraging surplus and underutilized lands and buildings owned by agencies and institutions at all levels of government, including school boards;
- Continuing to explore opportunities for collaboration with senior levels of government on affordable and rental housing initiatives;
- Developing key performance indicators and ensuring frequent benchmarking on the effectiveness of affordable and rental housing policies and initiatives;
- Potential establishment of an affordable housing sub-committee; and,
- Potential establishment of a land ownership company to address affordable and rental housing opportunities on City-owned land.

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

1. That the report and presentation entitled "Affordable and Rental Housing Study – Phase 2: Policy Framework and Recommendations" dated February 24, 2020 be received; and,
2. **That the deputation of Sam Orrico be received; and,**
3. That Staff undertake public consultation on the "Draft Affordable and Rental Housing Strategy" contained in the "Affordable and Rental Housing Study: Phase 2: Policy Framework and Recommendations" dated February 2020; and,
4. That Staff report back to Development Services Committee with the final Affordable and Rental Housing Strategy; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT UPTOWN GREEN GARDEN INC., FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN APPROVAL TO PERMIT A NINE (9) STOREY MIXED USE BUILDING ON THE WEST SIDE OF KENNEDY ROAD, NORTH OF 16TH AVENUE (9332 TO 9346 KENNEDY ROAD, FILE NOS. OP 18 182671, ZA 18 182671 AND SPC 19 132197 (WARD 6) (10.3, 10.5)

Ada Chung, representative of the Unionville Montessori Private School Parent Association, addressed the Committee and expressed concerns with the development proposal, including potential traffic impacts on the surrounding area and privacy impacts on the neighbouring school property resulting from the proposed condominium height and density. Concerns were also expressed regarding the proposed reduction in on-site parking and the applicant's request for a Class 4 Area noise designation.

Ryan Guetter, Weston Consulting, consultant for the applicant, was in attendance and provided members of Development Services Committee with an overview of the Class 4 Area noise designation and the noise assessment study conducted for the subject property.

There was discussion regarding the proposed parking for the development proposal, including the reduction in on-site parking rates and the separation of unit price from the price of residential parking (unbundled parking). It was requested that staff provide members of Committee with additional information on the parking rate for each residential unit. It was also suggested that staff monitor and report back on the percentage of units sold without an associated residential parking space to assess the effectiveness of the unbundled parking strategy.

Moved by Councillor Amanda Collucci
Seconded by Councillor Khalid Usman

1. That the report titled " RECOMMENDATION REPORT, Applications Uptown Green Garden Inc., for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit a nine (9) storey mixed use building on the west side of Kennedy Road, north of 16th Avenue, 9332 to 9346 Kennedy Road, File Nos. OP 18 182671, ZA 18 182671 and SPC 19 132197 (Ward 6)" be received; and,

2. **That the deputation of Ada Chung, Unionville Montessori Private School Parent Association, be received; and,**

3. That the Official Plan Amendment application submitted by Uptown Green Garden Inc., to amend the 2014 Official Plan, be approved by Council, and

that the draft Official Plan Amendment attached as Appendix 'A' be finalized and adopted by Council; and,

4. That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix 'B', be finalized and enacted, without further notice; and,

5. That the Site Plan application by Uptown Green Garden Inc., be endorsed in principle, subject to the Conditions attached as Appendix 'C' and subject to any refinements as required by the Design Review Panel; and,

6. That the approval of the Site Plan application be delegated to the Director of Planning and Urban Design or his designate once further refinements to the building elevations have been provided to the satisfaction of the City Architect; and,

7. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement, in the event that the site plan agreement is not executed within that period; and,

8. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix 'B' to this report, before the second anniversary of the day on which the by-law was approved by Council; and,

9. That servicing allocation for two hundred and sixty nine (269) dwelling units be assigned to the subject development; and,

10. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,

11. That the proposed mixed use development be designated a Class 4 area to allow for the implementation of "on building" noise control measures to mitigate sound level excesses on the building emanating from the existing Unionville Montessori Private School site located at 4484 16th Avenue; and further,

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

Carried

9.3 PROVINCIAL CONSULTATION ON TRANSFORMING AND MODERNIZING THE DELIVERY OF ONTARIO'S BUILDING CODE SERVICES (10.13)

Arvin Prasad, Commissioner, Development Services, introduced the item.

There was no discussion on this matter.

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Khalid Usman

1. That the Council of the City of Markham advise the Minister of Municipal Affairs and Housing that the City of Markham;

    a. Supports further study and consultation on how Ontario Building Code services are delivered in Ontario; and,

    b. Supports revising the administration of the provincial qualification and registration program for all building practitioners; and,

    c. Supports Ontario Building Code amendments that facilitate the use of Prime Consultants in Ontario; and,

    d. Does not support the implementation of a Certified Professional program in Ontario; and,

2. That the City of Markham's Chief Building Official report back with an update before the end of 2020; and further,

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

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES (OCTOBER 9, NOVEMBER 13, 2019, JANUARY 8, 2020 AND EXTRACT DATED OCTOBER 9, 2019 (16.0)

There was discussion regarding the use of museum artifacts following approval for deaccession.

Moved by Regional Councillor Jim Jones
Seconded by Councillor Khalid Usman

1. That the minutes of the Friends of the Markham Museum Board meeting held October 9, November 13, 2019 and January 8, 2020, be received for information purposes; and,

2. That Council endorse the recommendations from the October 9, 2019 Friends of the Markham Museum Board Extract:

   "THAT the Collections Management Committee recommends the attached list of artifacts (Attachment B) for deaccession from the Implement Tent be approved for acceptance and submitted to the City of Markham for final approval."

Carried

10.2 MAKING OUR MARK. MARKHAM PUBLIC ART MASTER PLAN 2020-2024 (10.16)

Arvin Prasad, Commissioner, Development Services, introduced the item.

Niamh O'Laoghaire, Manager, Varley Art Gallery, delivered a presentation on the implementation plan for Markham's Public Art Master Plan 2020-2024, including an overview of the proposed governance and public engagement models for public art projects based on best practices of municipalities across Canada and previous feedback provided by members of Committee.

There was discussion regarding the proposed public art governance model and the appropriate role of Council in the planning and decision-making of major public art projects.

Regional Councillor Joe Li left the meeting at 3:12 PM and was not present during the vote on this item.

Moved by Councillor Khalid Usman
Seconded by Councillor Reid McAlpine

1. That the report entitled Markham's Public Art Implementation Plan 2020-2024 be received; and,

2. That the Public Art Implementation Plan 2020-2024 be approved; and,

3. That the recommended governance model be approved; and,

4. **That the interdepartmental working group established for a major public art project or historic/commemorative installation include the local ward councillor of the area in which the project or installation is planned; and further,**

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

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

13.1 WISMER PERCY REESOR PARKETTE RESIDENT CONSULTATION SURVEY (6.3)

There was discussion regarding the timetable and format of the resident consultation survey for the Wismer Percy Reesor Parkette directed by Development Services Committee at its meeting on September 9, 2019. Staff advised that the survey will be sent out shortly.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Councillor Alan Ho
Seconded by Councillor Karen Rea

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 1:46 PM to discuss the following matters:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - JANUARY 27, 2020 (10.0) [Section 239 (2) (f) (e) (f)]

Development Services Committee confirmed the January 27, 2020 confidential minutes.

15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; – LPAT APPEAL - 91 ANDERSON AVENUE (WARD 5) [SECTION 239 (2) (e)] (8.0)

Development Services Committee consented to place this matter on the February 25, 2020 confidential Council agenda for consideration.

Moved by Councillor Karen Rea
Seconded by Councillor Khalid Usman

That the Development Services Committee confidential session adjourn at 2:01 PM.

Carried

16. ADJOURNMENT

Moved by Councillor Keith Irish
Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 3:30 PM.

Carried