



Development Services Committee Revised Agenda

Revised Items are Italicized.

Meeting Number 6
March 9, 2020, 9:30 AM - 3:00 PM
Council Chamber

Please bring this Development Services Committee Agenda to the Council meeting on March 31, 2020.

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 24, 2020 (10.0)	6
1. That the minutes of the Development Services Committee meeting held February 24, 2020, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 MARKHAM SUB-COMMITTEE MINUTES - FEBRUARY 4, 2020 (10.0)	17
1. That the minutes of the Markham Sub-Committee meeting held February 4, 2020, be received for information purposes.	
7.2 RELEASE OF PROVINCIAL POLICY STATEMENT 2020 (10.0)	20
L. Duoba, ext. 7925	
1. That the memorandum dated March 3, 2020 entitled "Release of Provincial Policy Statement 2020", be received.	

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 WHITCHURCH-STOUFFVILLE HIGHWAY 48 CORRIDOR UPDATE (10.0) 22

J. Yeh, ext. 7922

Note: Arvin Prasad, Commissioner of Development Services will provide a presentation on this matter.

1. That the presentation provided by Arvin Prasad, Commissioner of Development Services entitled "Whitchurch-Stouffville Highway 48 Corridor Update", be received.

9. PRESENTATIONS – CULTURE AND ECONOMIC DEVELOPMENT ISSUES

9.1 MARKHAM DELEGATION TO CHINA (10.16) 28

Note: Councillor Alan Ho will provide a presentation on this matter.

1. That the presentation provided by Councillor Alan Ho entitled "Markham Delegation to China" be received.

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 GROUND SIGN VARIANCE– MARKHAM SUBARU 9401 MARKHAM ROAD APPLICATION NO. 19.112248.000.00.SP (10.13, 2.16) 47

C. Miller, ext. 3980

1. That the ground sign variance application by Markham Subaru at 9401 Markham Road, Application No. 19.112248.000.00.SP, BE DENIED; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

11.1 RECOVERY OF PAYMENT FOR CONSTRUCTION OF STORM AND SANITARY SEWER SYSTEM ON HOUGHTON BOULEVARD (WARD 4) (5.5) 55

A. Lim, ext. 2860 and M. Ilic, ext. 2136

1. That the report entitled "Recovery of Payment for Construction of Storm and Sanitary Sewer System on Houghton Boulevard (Ward 4)" be received; and,

2. That the Finance Department recover the total project cost of \$387,250.00 for the installation of storm and sanitary sewers and service connections to the property line (including construction costs, engineering and contract administration fees) for the subject properties equally and that the following items be approved; and,
 - a. Council enacts a Local Sewer Fee By-Law pursuant to Section 391 of the *Municipal Act 2001* for the recovery of costs associated with the storm and sanitary sewer installation substantially in the form attached as per Attachment 'A' – Local Sewer Fee By-law;
 - b. Costs per lot be paid either as a one-time payment or annual payment up to a maximum of 10 years accruing interests at the same rate as the York Region 10 Year Debenture Rate, 3.00% starting in 2020 and ending in 2029;
 - c. There will be no interest payable if the costs per lot are paid in full with a one-time payment by April 30, 2020;
 - d. The collected funds for the storm and sanitary local sewers be reimbursed to the Life Cycle Replacement and Capital Reserve Fund; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

12. REGULAR REPORTS – CULTURE AND ECONOMIC DEVELOPMENT ISSUES

12.1 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES – JANUARY 27, 2020 (16.0)

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1. That the minutes of the Flato Markham Theatre Advisory Board meeting held January 27, 2020, be received for information purposes; and;
2. That the following recommendation from the Flato Markham Theatre Advisory Board minutes held January 27, 2020 be referred to staff for a report and recommendation:

“WHEREAS the City of Markham is recognized as Canada’s high tech capital, and in an effort to maintain that status and keep up with current and evolving technologies, the Flato Markham Theatre Advisory Board requests that Council consider a board member who participates in a meeting via teleconferencing, skype, or other similar methods, be counted as part of a quorum, which is not permitted under current legislation.”

13. MOTIONS

14. NOTICES OF MOTION

15. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

16. ANNOUNCEMENTS

17. **CONFIDENTIAL ITEMS**

17.1 DEVELOPMENT AND POLICY ISSUES

17.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - FEBRUARY 24, 2020 (10.0) [Section 239 (2) (f)]

17.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; – LPAT APPEAL - 271, 337 TO 343 AND 347 TO 357 WILLIAM FORSTER ROAD (WARD 5) [SECTION 239 (2) (e)] (8.0)

17.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; LPAT APPEAL ARYEH CONSTRUCTION LIMITED (WARD 3) [SECTION 239 (2) (e)]

17.1.4 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; - LANGSTAFF GATEWAY PROPERTY MATTERS (8.0) [Section 239 (2) (f)]

18. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for
lunch from approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after
two hours have passed since the last break.**



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	

Alternate formats for this document are available upon request

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



Markham Sub-Committee

Minutes

February 4, 2020, 1:00 PM - 3:00 PM

Council Chamber

Committee Members	Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci	Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)
Council Members	Regional Councillor Joe Li	Councillor Khalid Usman
Staff/Guests	<u>Staff</u> Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning & Urban Design Marg Wouters, Senior Manager, Policy & Research Darryl Lyons, Manager, Policy Lilli Duoba, Manager, Natural Heritage Scott Chapman, Election and Committee Coordinator	<u>Guests</u> Richard Scott, Parks Canada Sheryl Santos, Parks Canada Jeffrey Law, Parks Canada

1. CALL TO ORDER

The Markham Sub-Committee meeting convened at the hour of 1:08 PM in the Council Chamber with Regional Councillor Jack Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN STUDY

3.1 UPDATE ON MARKHAM ROAD-MOUNT JOY SECONDARY PLAN STUDY AND CHARRETTE

Darryl Lyons, Manager, Policy, delivered a presentation on the Markham Road-Mount Joy Secondary Plan study, providing members of the Sub-Committee with an overview of the project status as well as the proposed components and timetable for the study design charrette.

The Sub-Committee made the following recommendations relative to the design charrette for the Markham Road-Mount Joy Secondary Plan study:

- Extending the route of the guided bus tour to include Main Street Markham south to Highway 7 and a stop at Major Mackenzie Avenue and the Donald Cousens Parkway;
- Scheduling separate weekday dates for the guided bus tour and demonstration plans development session;
- Hosting a public session on a weekend morning to provide input into the development of the demonstration plans in addition to the weekday evening open house;
- Formatting the demonstration plan and public sessions as focused consultant led-meetings with presentations on each of the key study themes rather than rotating stations; and,
- Consider allocating additional resources for councillor outreach.

The Sub-Committee consented to endorse the proposed design charrette approach, subject to the recommendations and comments provided by the members.

4. CORNELL ROUGE NATIONAL URBAN PARK GATEWAY STUDY

4.1 PARKS CANADA UPDATE MARKHAM GATEWAY WELCOME AREA (REESOR ROAD / HIGHWAY 7)

Richard Scott, Parks Canada, was in attendance and delivered a presentation on the planning process to date for the Rouge National Urban Park Markham Gateway Welcome Area, including an overview of the site context, existing and future trail network, key themes and design attributes identified through consultations with stakeholder groups, final conceptual site plan, and next steps in the detailed design and implementation process.

The Sub-Committee discussed the following relative to the Markham Gateway Welcome Area:

- Ensuring sufficient wayfinding and navigation resources throughout the Rouge National Urban Park, including ample signage identifying trail distances and routes as well as stable WiFi and cellular reception;
- Proposed street-view perspectives of the Welcome Area from Reesor Road and Highway 7, including proposed landscaping strategies along the exterior perimeter of the site;
- Exploring the feasibility of future trails along the east side of Reesor Road, through the valley lands of the Little Rouge Creek, and connections to the Rouge Valley trail network;
- Proposed activities and event programming; and,
- Continuing to investigate requirements for on-site parking, taking into consideration the scale of envisioned programming and availability of alternate transportation options.

Members of the Sub-Committee requested that Parks Canada present a detailed design plan for the Markham Gateway Welcome Area at a future meeting.

4.2 TERMS OF REFERENCE FOR PROPOSED LAND USE AND BUILT FORM EXERCISE WITH LANDOWNERS IN THE GATEWAY

Arvin Prasad, Commissioner, Development Services, advised that certain employment lands within the Gateway study area are currently subject to requests for conversion relative to York Region's 2041 Municipal Comprehensive Review. Mr. Prasad recommended that the Sub-Committee postpone its consideration of this item to a future meeting after Council has confirmed its recommendations to York Region on the conversion requests.

The Sub-Committee consented to postpone consideration of this item to a future meeting.

5. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 2:45 PM.



To: Development Services Committee

From: Arvin Prasad, RPP, MCIP, Commissioner, Development Services

Prepared By: Lilli Duoba, RPP, MCIP, Manager, Natural Heritage

Date: March 3, 2020

Subject: Release of Provincial Policy Statement 2020

On October 15, 2019 Development Services Committee received a staff report providing recommendations to the Province on the proposed changes to the Provincial Policy Statement (PPS). The PPS is the provincial document identifying matters of Provincial Interest and is issued under the authority of the *Planning Act*. The Province provided a number of significant changes to the Provincial Policy Statement to address changes to the Growth Plan and other provincial objectives related to increasing the supply and mix of housing, protecting the environment and public safety, reducing barriers and costs, supporting northern, rural and indigenous communities and supporting economic growth. The City's comments were filed with the Environmental Registry of Ontario. The staff report can be accessed through this link. <https://pub-markham.escribemeetings.com/filestream.ashx?DocumentId=18358>

The new Provincial Policy Statement 2020 was released on February 28, 2020 and will come into force and effect on May 1, 2020. The Provincial Policy Statement 2020 replaces the Provincial Policy Statement 2014. The new PPS can be downloaded through this link: <https://news.ontario.ca/mma/en/2020/02/provincial-policy-statement-2020-overview.html>

There are generally no significant wording changes addressing the City's comments on the proposed changes to the employment policies, clarification on engagement with indigenous communities, water and waste water policies, climate change policies and lot creation policies. Overall the PPS remains relatively unchanged with the exception of some minor wording changes, mostly to provide for policy wording improvements. The Province did not alter the proposed wording relative to market-based and market demand housing as requested by the City, but did add a couple of new references to 'affordable' housing (Policies 1.1.1 b) and 1.4.3) which does strengthen the intent of the PPS to address the current challenges in the Province and Markham with housing affordability.

The City identified a concern with the implementation of proposed policy 4.7 which directs planning authorities to take action to support increased housing supply and facilitate timely and streamlined processes for local development by:

- identifying and fast tracking priority applications which support housing and job-related growth and development; and,
- reduce the time needed to process residential and priority applications to the extent practical.

The Province has removed this wording from policy 4.7 from the 2020 PPS.

Other notable changes in the approved PPS 2020 include an increase from 10 years to 15 years in the amount of residential intensification, redevelopment and designated lands for residential development that planning authorities shall maintain at all times (Policy 1.4.1). In October 2019, the Province identified further review of the Hazard Land policies subject to input from the Province's Special Advisor on flooding. The new PPS includes a statement requiring the Province, conservation authorities and planning authorities to work together on climate change impacts (Policy 3.0).



Whitchurch-Stouffville Highway 48 Corridor Update

March 9, 2020

Arvin Prasad, Commissioner of Development Services



Chronology of Markham and Whitchurch-Stouffville (WS) Regarding Highway 48 Corridor

Timeline	Direction
May 15, 2018	<u>WS Council</u> – Requests Markham to participate in a joint working group with WS to review all options for transportation, transit, pedestrian connectivity, public safety and municipal services, which would benefit both municipalities
September 10, 2018	<u>Markham DSC</u> – Responds with a resolution for staff to proceed to participate in the joint working group
May 21, 2019	<u>WS Council</u> – Staff to work with Markham staff through the Joint Working Group to develop a joint vision for the Highway 48 corridor for the consideration of the respective municipal Councils; and through the visioning exercise, explore areas along the Highway 48 corridor that can be considered for settlement area boundary expansion.
June 10, 2019	<u>Markham DSC</u> – Responds by referring WS Council's request to Markham staff to report back
July 16, 2019	<u>WS Council</u> – Initiates a procurement process to retain a consultant to undertake a visioning exercise for the Highway 48 corridor to identify areas for potential future settlement area boundary expansions and a preferred concept plan; and authorization for Mayor and Clerk to sign a funding agreement with FLATO Developments Inc. to fund the exercise.



Chronology of Markham and Whitchurch-Stouffville (WS) Regarding Highway 48 Corridor

Timeline	Direction
September 2019	WS released Request for Proposal for Highway 48 Corridor Visioning Exercise
October 2019	WS reissued Request for Proposal to clarify scope
December 2020	WS retained The Planning Partnership
January 21, 2020	<u>WS Council</u> – Recommended to York Regional Council that the Town's growth initiatives, such as Highway 48 Visioning Exercise Study and proposed employment growth along the Highway 404 Corridor be considered in the Region's growth forecast and land needs assessment to 2041
February 4, 2020	<u>WS Council</u> – Report received updating the Highway 48 Corridor Visioning Exercise noting consultant retained and work plan
February 18, 2020	<u>WS Council</u> – Support for the issuance of a Minister's Zoning Order as requested by FLATO Developments Inc. for a residential development in the "Whitebelt" area west of Highway 48 and north of the Whitchurch-Stouffville and Markham municipal boundary



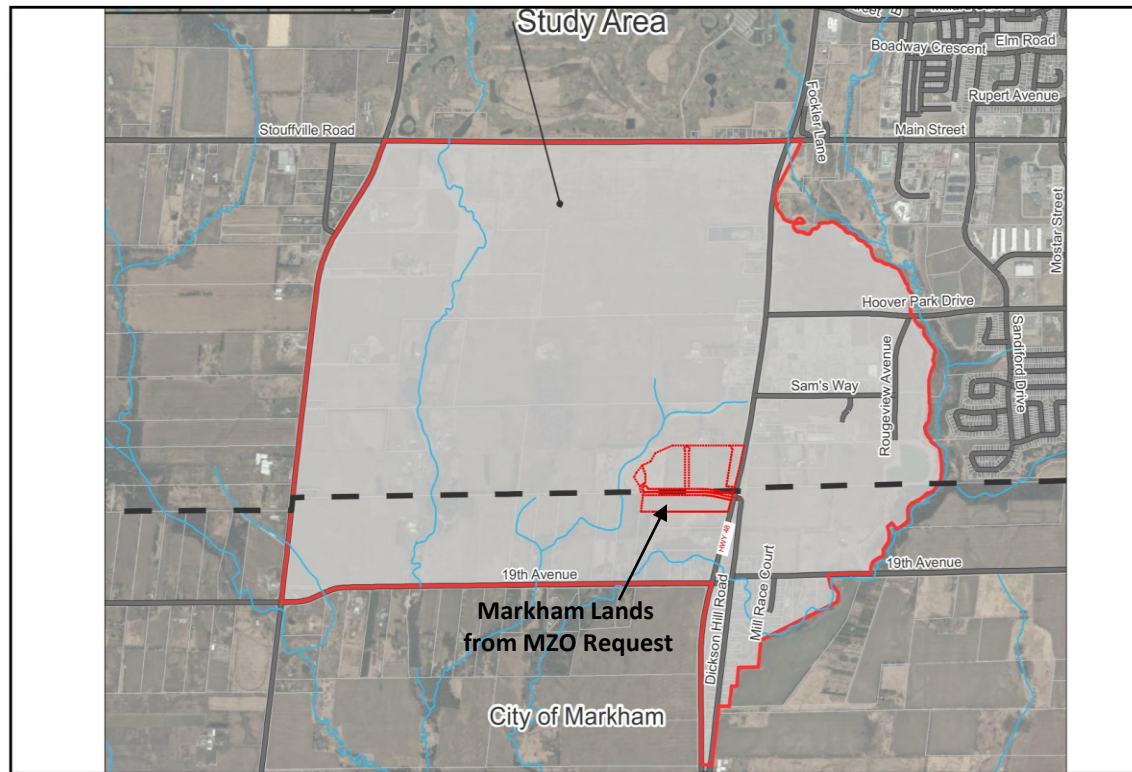
Minister's Zoning Order (MZO) Request by FLATO Developments Inc.

- On December 2, 2019 Minister of Municipal Affairs and Housing (MMAH) received an MZO request from FLATO Developments Inc.
- The total development proposal includes 11.89 hectares in Whitchurch-Stouffville and Markham
- The Minister can make an MZO to control the use of land in Ontario
 - MZO's prevail over municipal official plans and zoning by-laws
 - MZO's have been used to protect or address matters of Provincial interest
 - A Minister's decision is required to be consistent with the Provincial Policy Statement
- February 27, 2020 Deputy Minister, MMAH letter requesting input from Markham to inform the Ministry's staff review



MZO Request and W-S Visioning Exercise Study Area

- Development proposal portion in Markham is 3.5 hectares (includes 1.02 hectares of landscape open space)
- For Markham lands, FLATO proposes purpose-built rental housing that is affordable:
 - 2 apartments with 60 units each
 - 34 townhouse units
- For Whitchurch-Stouffville lands, 4 apartments (60 units each) and 113 townhouses are proposed



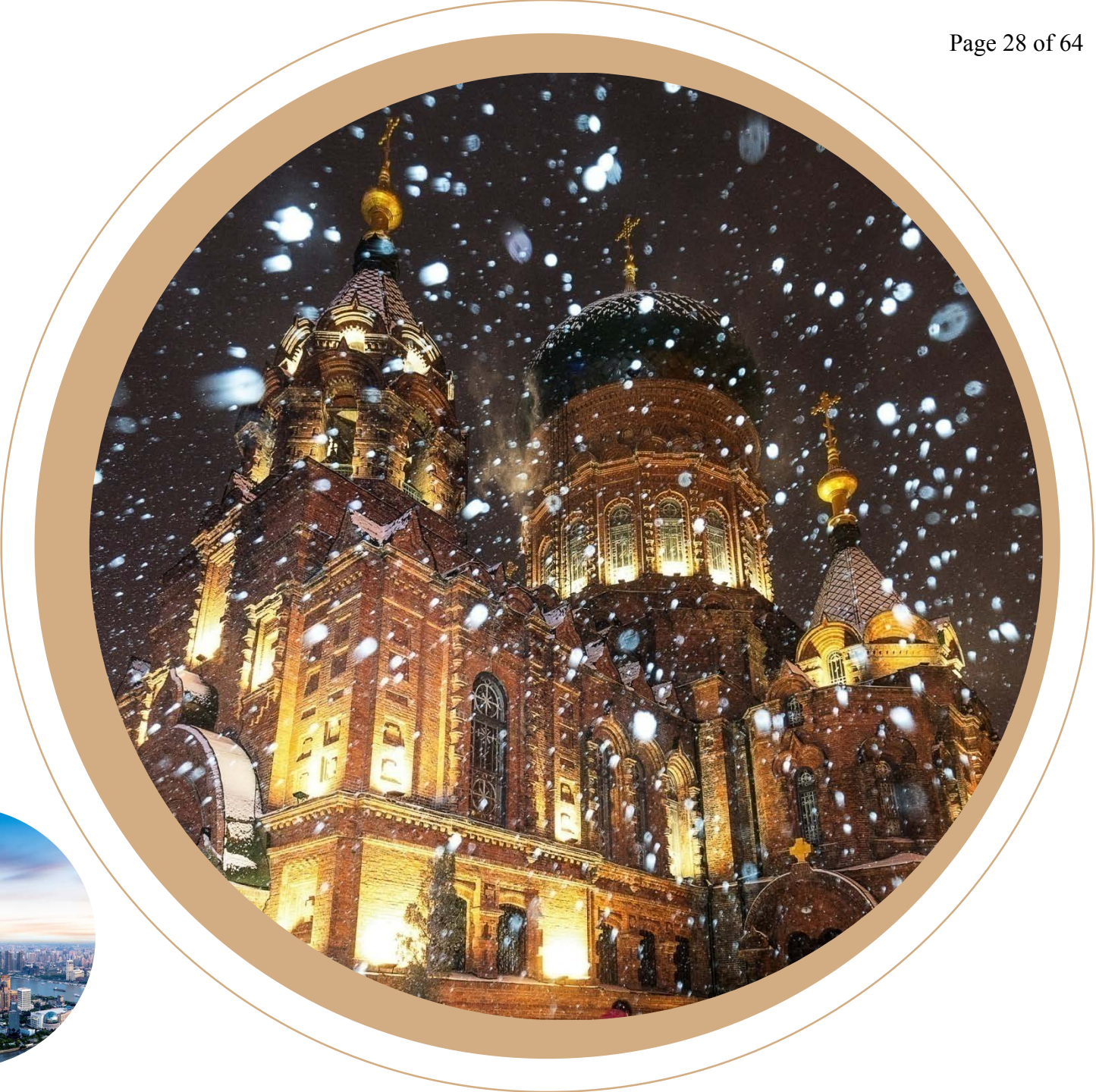


Conclusion

- Whitchurch-Stouffville Highway 48 Visioning Exercise
 - Whitchurch-Stouffville is proceeding with the work plan with expected completion in July 2020 (joint working group meetings, public meetings, Council updates)
 - To date no direction yet from Markham Development Services Committee:
 - to participate or not to participate in the joint working group with Whitchurch-Stouffville
 - regarding Markham lands within the study area
- MZO Request from FLATO Developments Inc.
 - Deputy Minister, MMAH requesting input from Markham

Markham Delegation to China

Councillor Alan Ho

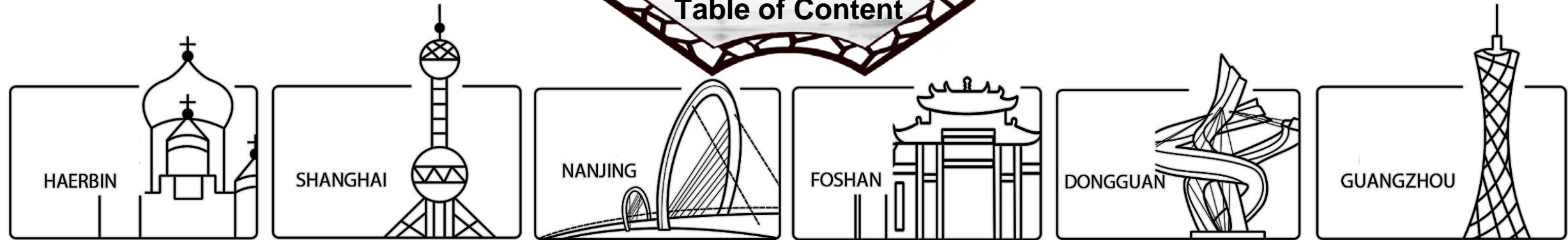


Objectives of the Business Trip

- To act as a bridge to facilitate connections between Markham businesses and foreign organizations and corporations
- To introduce Markham
- To showcase Markham as Canada's High-tech Capital and Most Diverse Community.
- To source foreign direct investment for Markham
- To find medium or large enterprises that are interested in expanding to Markham;
- To promote cultural exchange between Markham and various Chinese cities.



Table of Content



January 04 - 07	January 08 - 09	January 10 - 12	January 13 - 18		
2020 Harbin International Ice Festival	Shanghai Hongkou District Exhibition - Jewish in China	Nanjing Jiangning District High-Tech Industrial Development Zone	Foshan Ancestral Temple	Huawei Dongguan Songshan Leak Headquarter	Guangzhou Eounice Electromechanical Industry Co., Ltd.
Harbin Songbei New Development District	Consulate General of Canada in Shanghai	Canadian Commercial Corporation Representative Office (Nanjing)	Year of Rat Canada-China Cultural Exchange	Dongguan Dongqiaozhigu Industrial Zone	Gong Mei Gang Creative Industry Zone
2020 Harbin International Symposium On Sustainable Development of Winter Cites	Shanghai Baoshan District & China BaoWu Steel Group	Nanjing Pukou District High-Tech Development Zone & Nanjing Massacre Memorial Hall			Provincial Situation Investigation and Research Centre of Guangdong Province
Harbin Institute of Technology		Nanjing RN Best Pharmaceutical Co. Ltd			EHang Egret Media Technology Co., Ltd



2020 Harbin International Ice Festival



Harbin Songbei New Development District

-Met with Harbin Municipal and Songbei District Government officials to introduce the City of Markham, the MIX and the snow festival in Markham.

-Discuss the opportunity of collaboration between Songbei District and Markham:

Markham Science Park

(Medical park in Markham Science Park:
China is one of the world's four largest API
(Active Pharmaceutical Ingredient) pharmaceutical
raw material exporters, Canada's medical
infrastructure is outstanding, Harbin can provide
medical consumables)

Talent

(23 Universities in Harbin)

Culture

(Ice and Snow Tourism)

School

(College student internship)



Wang Dawei,
Deputy Mayor, Harbin



Jiang Feng,
Commerce Secretary,
Songbei District, Harbin

2020

Harbin International Symposium On Sustainable Development of Winter Cites

- Jointly promote the latest urban sustainable development concepts, technologies and financing models, and deepen cooperation in trade, tourism, science and technology, environmental protection, education, culture, and smart city construction
- Representatives of 39 cities in 21 countries released the "Harbin Initiative", which is a green, low-carbon city concept.
- At the signing ceremony, City of Markham and Harbin signed an agreement to adopt the Harbin Initiative of the green and low-carbon concept.

Sun Yan, Mayor, Harbin



Harbin Institute of Technology (HIT)

-Introduction of City of Markham, MIX and the potential of York University Markham Campus

-York University and HIT as potential global partners.

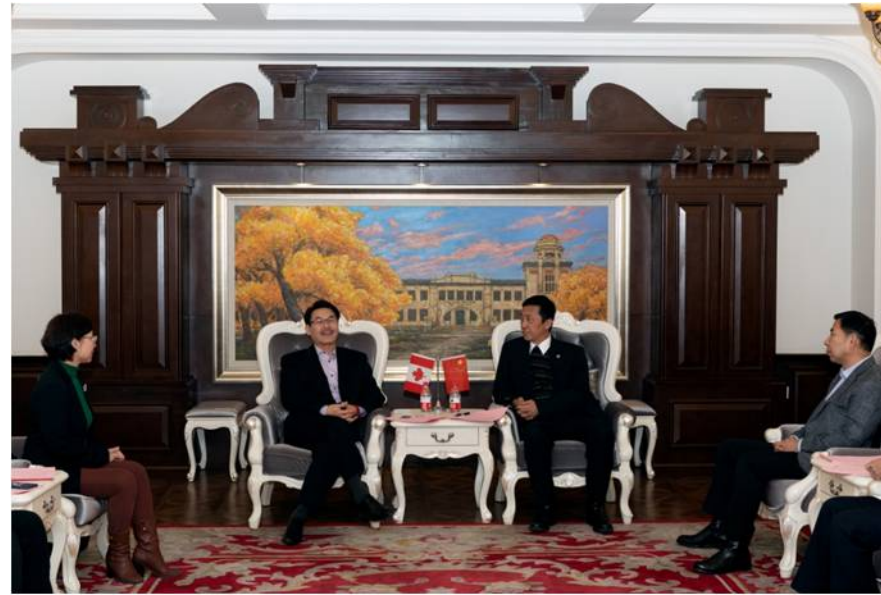
-HIT was founded in 1920. June 7, 2020 will be the 100th anniversary of HIT.

-HIT intends to adopt a cooperative mode of running schools with well-known schools in the world (currently supported by government policies).

-HIT may establish campus in Canada with a focus on medical materials, mechanical engineering, artificial intelligence, etc

-HIT is considering the establishment of a "space science centre" with York University in Markham

-HIT Robot Group (HRG) is HIT's own company. HRG plans to establish funding to support Canadian and Chinese post-secondary students in research and development in Canada



Zhou Yu, President, Harbin Institute of Technology

Harbin Institute of Technology -- School of Architecture

- Introduction of the City of Markham and The MIX.
- The signing ceremony of Y+S International Design Ltd. and Harbin Institute of Technology Urban Planning and Design Institute (HIT-UPDI)
- Visited urban planning and architecture displays in Harbin
- It is hoped that we can have some cooperative projects in urban and social development in Harbin and Markham. E.g. Smart City formulation.



Shanghai Hongkou District Exhibition — Jewish in China

- Met with Hongkou District Government officials to introduce the City of Markham and the Mix.
- Jewish story in Shanghai during the WWII
- Markham is now Canada's most diverse community with the highest proportion of visible minorities than any other city.
- They hope to organize a "Jewish in China" tour exhibition in Markham, also includes economic, cultural, and technological exchanges with Hongkou District.



Consulate General of Canada in Shanghai

Dave Murphy, Consul General

Jean-Christian Brilliant, Deputy Consul General

Feifei Ding, Senior Commercial Office/Economic Affairs

Joey Zhao, Ontario Trade Commissioner (Innovation and Investment)

- Introduction to City of Markham and The MIX.
- Discussed the purpose of the delegation and exchanged information on the host companies, projects and general business conditions in China.
- David and his team expressed support for Markham.
- There was a brief discussion of Canada–China relations and they encouraged us to promote the quality of Canada.
- 5 Page flyer includes the introduction of City of Markham, Mix and Science Park, etc.
- Flyer included the promotional slogans: “Made in Canada” and “Canadian Quality”.



Dave Murphy, Consul General of Canada in Shanghai

Shanghai Baoshan District & China BaoWu Steel Group

-Met with Baoshan District Government officials and Baowu Steel group to introduce the City of Markham, and the MIX.

-Met with executives of Wesocool Innovation Park Co.Ltd (a subsidiary of Baosteel Special Metal Co.Ltd.), discuss the opportunity of cooperation with the Mix.

-Met with YangPu District Municipal officials to review existing friendship City agreement with the City of Markham and to discuss future collaboration opportunities. Yangpu is a high tech hub in the Greater Shanghai area with 3 major universities.



Hu Daxin, Chairman,
China BaoWu Steel Group



"Tax income pouring in from all areas"
New Year banner slogan

Meeting in Nanjing

-Met with Nanjing Municipal Government officials to introduce the Canadian delegation, City of Markham. They are willing to help promote the city of Markham in Nanjing.

-Visited Canadian Commercial Corporation Representative Office (Nanjing). Had a discussion with Camille Song who will help to promote the city of Markham to the Nanjing companies which are interested in investing in Canada. Also put some City of Markham flyers on the display in their office.

-Visited The Nanjing RN Best Pharmaceutical Manufacturing facility and had a discussion with the CEO, they attempted to acquire Apotex, but the acquisition failed, This made him no longer believe in Canada. After discussion, they have confidence in the City of Markham and hope to have the opportunity to invest in Markham and the MIX in the future because

- highly educated demographic
- most diverse population, 78% immigrants
- high percentage of Chinese, 46 %

- He appreciates dealing with Chinese politicians



Camille Song, Manager/Trade Commissioner,
Canadian Commercial Corporation
Representative Office (Nanjing)

Nanjing Jiangning District High-Tech Industrial Development Zone

- Met with Jiangning District Government officials to introduce the City of Markham and the Mix.
- Visited AWS Amazon Joint Innovation Centre in Jiangning District High-Tech Industrial Development Zone,
- AWS (Amazon Web Service) is a cloud computing service since 2006



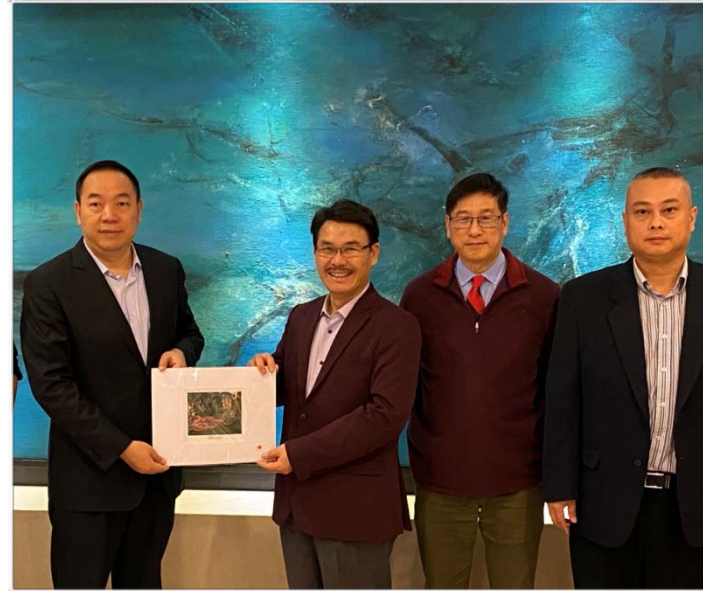
Pukou District High-Tech Development Zone & Nanjing Massacre Memorial Hall

- A major aviation technology Centre in China.
- Introduction to City of Markham and The MIX.
- Visited the Nanjing University of Aeronautics and Astronautics and met with executives to discuss and review Unmanned Aerial Vehicle commercialization projects.
- Met with UAIR Intelligent Technology Co Ltd. leadership to discuss product application opportunities for Canadian Agriculture purposes in Markham.
- Visited the Nanjing Massacre Memorial Hall, had a brief meeting with the curator and mentioned that we also have a memorial day in Markham.



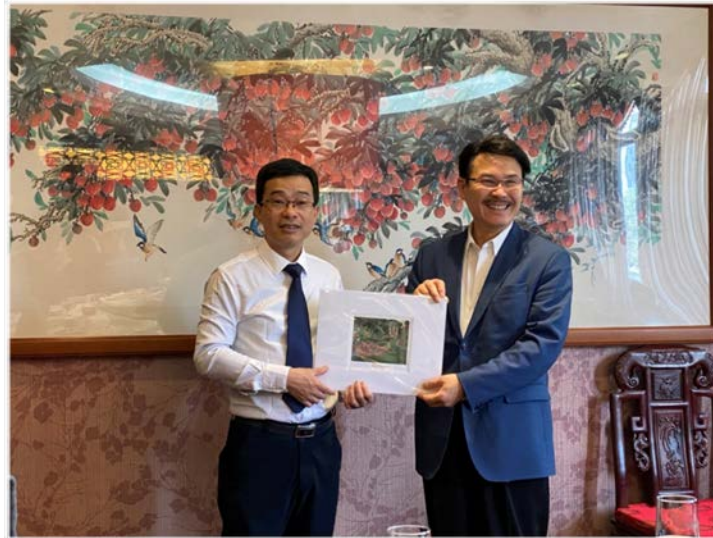
Cultural exchange in Foshan

- Visited Foshan Ancestral Temple and met with local cultural organizations to explore future collaborations and exchange of cultural activities.
- Met with Foshan municipal Government officials to introduce the City of Markham and the MIX. Reviewed existing friendship city agreement with the City of Markham and to discuss future collaboration opportunities.



Eounice Electromechanical Industry Co., Ltd. (Zengcheng)

- Met with Zengcheng district Government officials and CEO of Eounice Electromechanical Industry Co., Ltd. to introduce the City of Markham and the MIX.
- Visited Eounice which is a smart parking system factory, they are interested in the European and North American markets, They have the most advanced production equipment in the world. We also visited and observed the production process and simulation and practical use of products.
- They raised a number of questions about their technology and North American trademark registration, and potential Markham facilities, and expressed their investment intentions in Markham.
- Interviewed by local media.

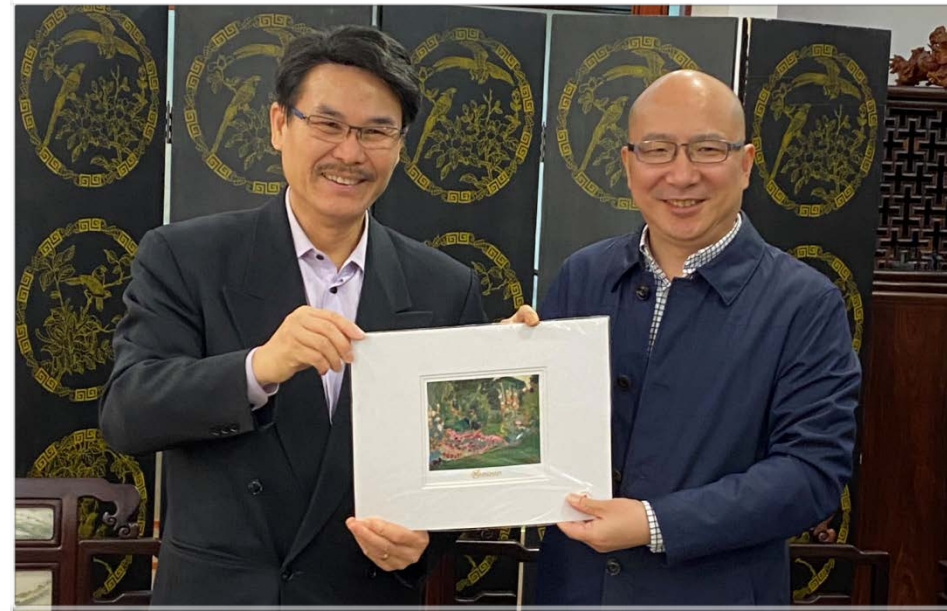


Provincial Situation Investigation and Research Centre of Guangdong Province & Gong Mei Gang Creative Industry Zone

-Met with the manager of Guangdong Provincial Situation Investigation and Research Centre to introduce the City of Markham. The main function of this centre is to organize the investigation and research of the situation in the province and the analysis of the relevant situation to provide decision-making references for the provincial party committee, the provincial government and relevant departments.

-Visited Gong Mei Gang Creative Industry Zone, we were shown the operation of Creative Park in China including the design of the building, creative sculptures, etc.

-Attended “China&Canada Cultural and Creative Communications Investigation”, introduced the City of Markham and our diverse community in Markham.



Huawei Dongguan Songshan Leak Headquarter

-Dongguan is a major manufacturing city in Southern China in Guangdong province.

-Visited Huawei Dongguan Songshan Leak Headquarter includes their mobile phone production line and r&d facilities, to learn how they improve productivity by encouraging employees to make suggestions on the production line for improvement.

-Met with the Marketing Director of Huawei Canada, discussed future development plans and projects in Canada for Huawei Canada.

-Toured the “European Town” campus in Huawei Dongguan Songshan Leak Headquarters. It was constructed in 2014 to house the research and development offices and accommodate up to 25,000 employees. The town isn't open to the public.



Shawn Zhang, Marketing Director, Huawei Canada

**EHang Egret Media Technology Co., Ltd
&
Dongqiaozhigu Industrial Zone**

-Met with Ehang Egret Media Technology Group in Guangzhou to discuss aerial media show opportunities in Markham.

-After the meeting they proved willing to have their North American or Canada office in Markham in the future. They are listed on NASDAQ but haven't started a business in North America yet.

-The first aerial media show performance in Markham will be their opportunity to enter the North American market.

-Visited Dongqiaozhigu Industrial Zone in Dongguan, met with Dongguan municipal Government officials to introduce the City of Markham and the MIX.





Report to: Development Services Committee

Meeting Date: March 9th, 2020

SUBJECT: Ground Sign Variance – Markham Subaru
9401 Markham Road
Application No. 19.112248.000.00.SP

PREPARED BY: Cristin Miller, Supervisor of Zoning
Ext. 3980

RECOMMENDATION:

1. THAT the ground sign variance application by Markham Subaru at 9401 Markham Road, Application No. 19.112248.000.00.SP, BE DENIED.
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

During the drafting of the revised Sign By-law passed in 2002, careful consideration was given to sign size and sign height to control the proliferation of signage throughout the City. At that time, signage provided for in the Sign By-law was liberalized to some extent, and the standards currently contained therein were considered acceptable. If approved, the increase in sign height and sign area would encourage and set a precedent for other single and/or multiple tenant properties, including motor vehicle sales establishments, to have larger and higher signs throughout the City.

The subject property is located on the east side of Markham Road, south of Bur Oak Avenue (FIGURE 2), in lands zoned M.HC - Highway Commercial, under By-law 88-76, as amended.

The site is the location of a single building, with single tenant, operating a motor vehicle sales establishment with accessory service garage.

The applicant is seeking permission to replace the existing ground sign with a new, larger ground sign.

The proposed sign does not comply with By-law 2002-94, as amended, in the following ways:

Sign By-Law Section and Requirements	Applicant's Proposal	Required Variance
<u>Section 7.0, Table B</u> A ground sign (on a lot with a lot frontage greater than 20 metres) shall have a maximum area of 6.0 m ² per face.	A ground sign with an area of 9.13 m ² per face. Percentage Increase = 52.17 % Refer to FIGURE 3	To permit a ground sign (on a lot with a lot frontage greater than 20 metres) with an area of 9.13 m ² per face; whereas the by-law permits a maximum area of 6.0 m ² per face.

<u>Section 7.0, Table B</u> A ground sign (on a lot with a lot frontage greater than 20 metres) shall have a maximum height of 7.5 metres.	A ground sign with a height of 9.15 metres. Percentage Increase = 22 % Refer to FIGURE 3	To permit a ground sign (on a lot with a lot frontage greater than 20 metres) with a height of 9.15 metres; whereas the by-law permits a maximum height of 7.5 metres.
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OPTIONS/ DISCUSSION:

Section 19.0 of Sign By-law 2002-94, as amended, states that when considering an application for a variance the Development Services Committee and Council shall have regard for:

- (a) *Special circumstances or conditions applying to the land, building or use referred to in the application:*

It is the opinion of staff that there are no special conditions or circumstances present on this site. The subject property maintains frontage on Markham Road (a Major Collector Road) and has sufficient visibility to provide the public reasonable and appropriate means to locate and identify the business.

In addition to the ground sign, Subaru has been issued permits for five (5) other signs that are currently erected on the façade of the building (FIGURE 4). With the exception of one (1) sign indicating the 'service/reception' entrance, all existing signs attract visual attention from the streetline by advertising either the name, or the logo of the business.

The use of the site, as a motor vehicle sales establishment, involves the prominent display of vehicles for sale and/or lease. Unlike many commercial establishments, where outdoor display or storage of products is prohibited, this business has the advantage of direct advertising to the general public through their product(s).

- (b) *Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law:*

Staff are of the opinion that the amount of signage permitted under the by-law is adequate to suit the needs of the applicant. The site is the location of a single tenancy building, which is afforded the same sign area and sign height for ground signs as a multiple tenancy plaza.

The General Manager of Markham Subaru submitted a letter in support of this application indicating the growth of deciduous street trees is interfering with the visibility of the signage (FIGURE 6). However, given that commercial properties throughout the city require landscaping buffers, staff are of the opinion that landscaping is not a special circumstance that creates practical difficulties nor undue hardship for the applicant. Enhancing the visibility of the ground sign from the street could be achieved through re-design and/or relocation without a variance.

The letter of support further outlines the ‘promise of two new high-rise buildings scheduled to be constructed on the property directly south’ and the anticipated difficulties that will result in viewing the signage once these buildings are constructed. As these buildings have not yet been constructed, staff feel it is inappropriate to comment at this time on the perceived hardship they will create.

- (c) *Whether such special circumstances or conditions are pre-existing and not created by the owner or applicant:*

There are no special circumstances or conditions. This section is not applicable.

- (d) *Whether the sign that is the subject of the variance will alter the essential character of the area:*

The signage proposed in this application would alter the essential character of the area. The site is located within an area of the City experiencing re-development, including new mixed-use high-rise developments along the west side of Markham Road south of Bur Oak Avenue. Adhering to the By-law standards encourages compatibility between the commercial uses that remain, and the new residential uses.

To conclude, staff have reviewed the application with respect to Section 19.5 of the Sign By-law and are of the opinion that the variance requested does not meet the purpose and intent of the Sign By-law. The Building Department recommends that the ground sign variances be denied.

INTER-DEPARTMENTAL IMPLICATIONS:

The By-law Enforcement and Licensing Department is responsible for the inspection and enforcement of the Sign By-law.

ATTACHMENTS:

Figure 1 – Applicant

Figure 2 – Site Location

Figure 3 – Proposed Ground Sign Drawing

Figure 4 – Photograph of Existing Ground and Wall Signs

Figure 5 – Existing Ground Sign Drawing

Figure 6 – Letter of Support from General Manager of Markham Subaru

RECOMMENDED BY:

Chris Bird,
Director of Building Standards

Arvin Prasad,
Commissioner of Development Services

FIGURE 1 – Applicant

Permit World
C/O Ali Campaniaris, Dorothy Pearce
12 Rock Avenue, Unit B
Kitchener, Ontario
N2M 2P1

FIGURE 2 – Site Location

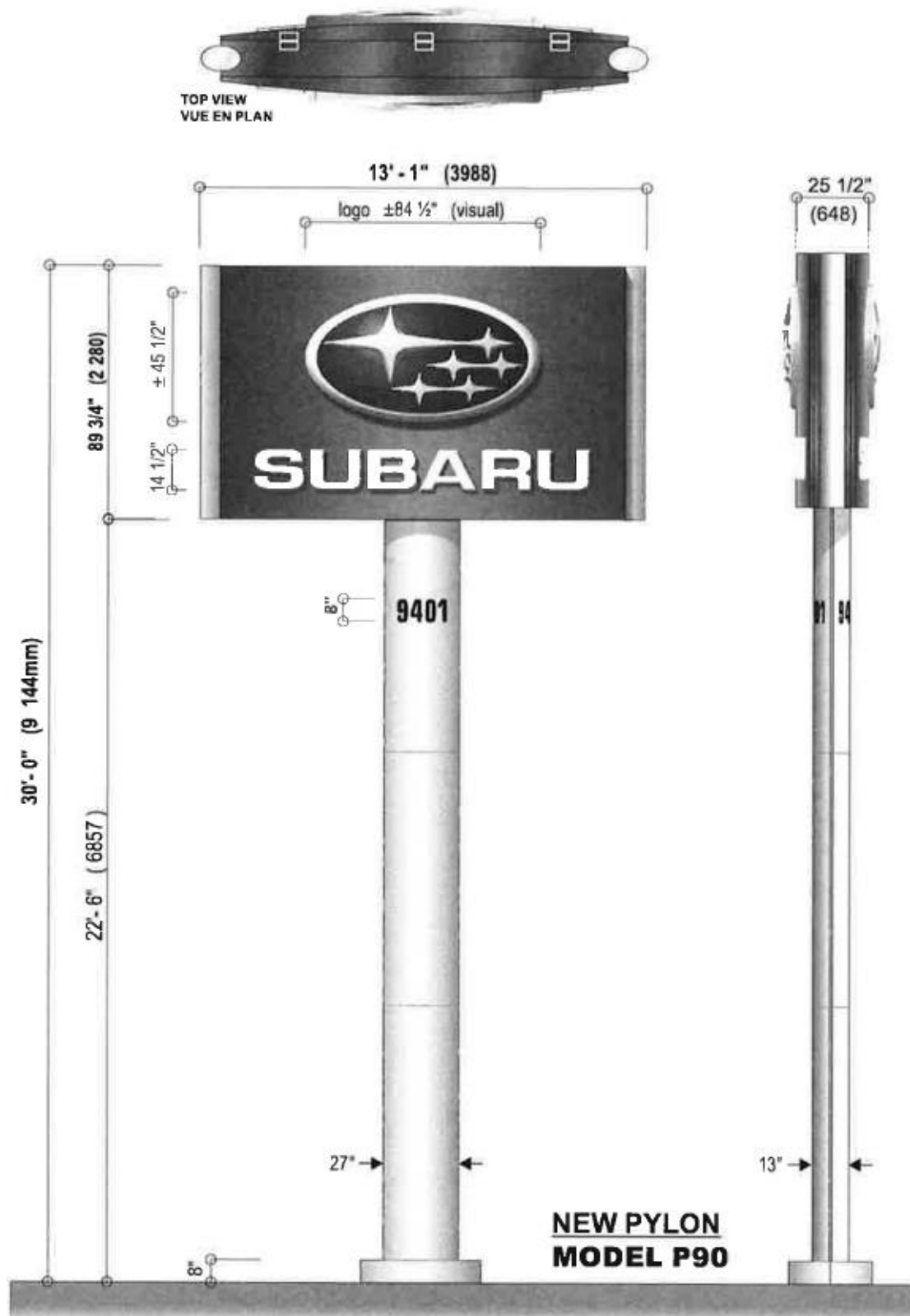
FIGURE 3 – Proposed Ground Sign Drawing

FIGURE 4 – Photographs of Existing Ground Sign and Wall Signs

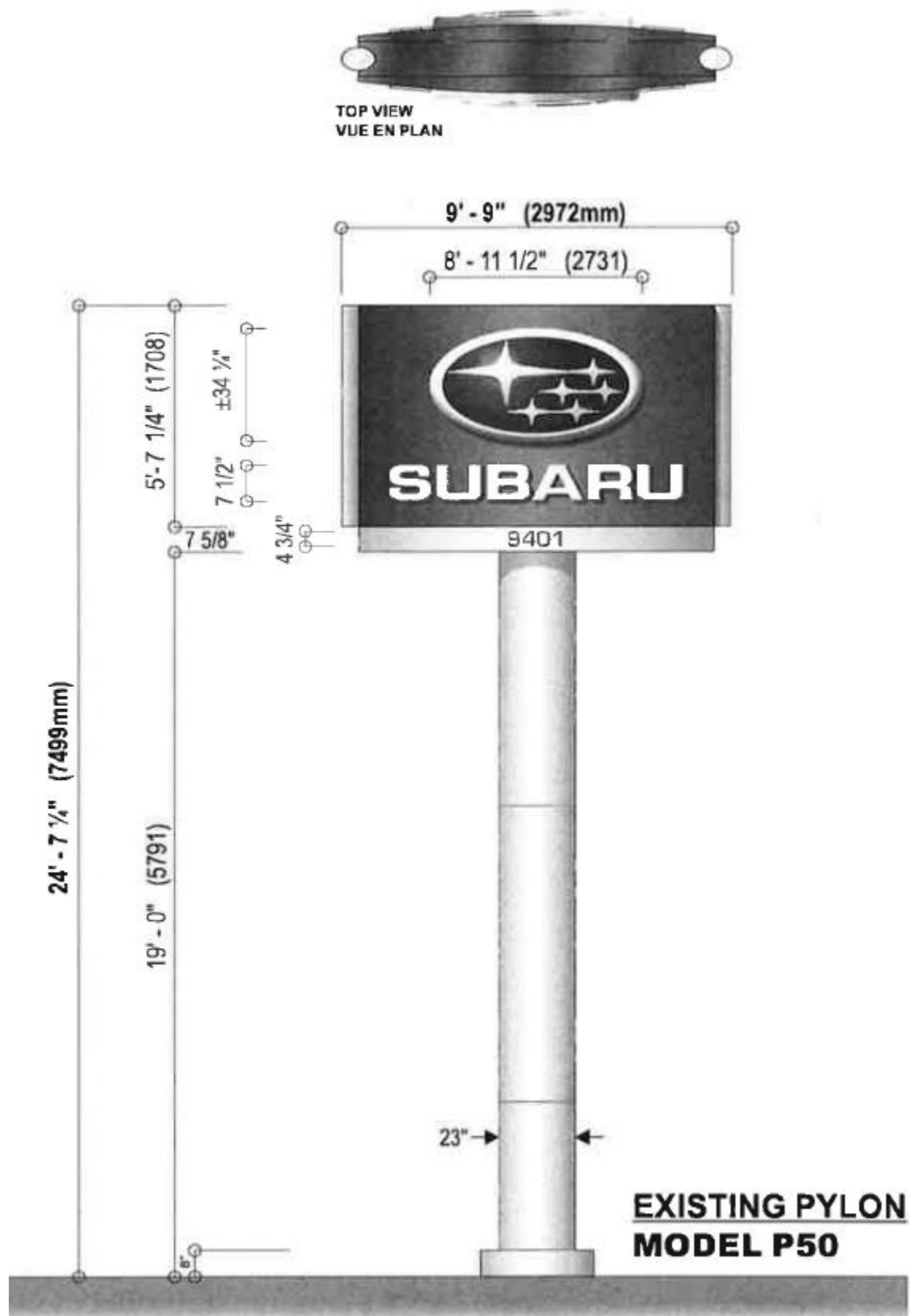
FIGURE 5 – Existing Ground Sign Drawing

FIGURE 6 – Letter of Support from General Manager of Markham Subaru

May 9, 2019

To Whom It May Concern,

I have been asked to write a letter describing why our dealership, Markham Subaru at 9401 Markham Road, is requesting a variance from the City of Markham to erect a taller curbside sign.

When we first opened our dealership in 2004, the land surrounding us was largely undeveloped and the sign erected was perfectly suitable for the location. However, since that time, the makeup (and zoning) of our area has completely changed.

When our store was first built, we were directed to ensure our frontage and parking was well recessed from the road. Since that time, multiple storefronts, plazas and condominiums have been erected essentially on the street, creating a sunken look to our property and making it harder to see from the road. This problem will only be exacerbated by the promise of two new high-rise buildings scheduled to be constructed on the property directly south of us. It is already difficult to both see our building and our sign while travelling southbound on Markham Road. The presence of two large buildings sitting in front of our property will only make this issue worse.

Further, since opening, we have proudly maintained a series of seven trees in front of our property. These trees were requested by the city as part of our approval process but we are more than happy to house them. That said, since they were planted, they have grown quite large and, in the case of our black locusts, have nearly reached the top of our existing sign. My family appreciates the value of trees both in an environmental perspective as well as an aesthetics one, however, these trees are currently blocking our existing sign from oncoming traffic.

My family lives and works in Markham as do most of our employees. We are proud members of the community. We only want what is fair to allow our business to continue to thrive in our current location. We appreciate your consideration into our variance application.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlo Vigliatore", written over a light blue circular stamp.

Carlo Vigliatore
General Manager & Director

MARKHAM SUBARU

9401 Highway 48N, Markham, Ont. L3P 3J3

Tel. (905) 209-0002

Fax. (905) 209-9391

www.markhamsubaru.com

E-mail. sales@markhamsubaru.com



Report to: Development Services Committee

Meeting Date: March 9, 2020

SUBJECT: Recovery of Payment for Construction of Storm and Sanitary Sewer System on Houghton Boulevard (Ward 4)

PREPARED BY: Alberto S. Lim, Senior Capital Works Engineer, Ext. 2860
Marija Ilic, Manager, Infrastructure and Capital Works,
Ext. 2136

REVIEWED BY: Alain Cachola, Senior Manager, Infrastructure and Capital Works, Ext. 2711

RECOMMENDATION:

1. That the report entitled “Recovery of Payment for Construction of Storm and Sanitary Sewer System on Houghton Boulevard (Wards 4)” be received; and,
2. That the Finance Department recover the total project cost of \$387,250.00 for the installation of storm and sanitary sewers and service connections to the property line (including construction costs, engineering and contract administration fees) for the subject properties equally and that the following items be approved;
 - a. Council enacts a Local Sewer Fee By-Law pursuant to Section 391 of the *Municipal Act, 2001*, SO 2001 c25, for the recovery of costs associated with the storm and sanitary sewer installation substantially in the form attached as per Attachment ‘A’ – Local Sewer Fee By-law;
 - b. Costs per lot be paid either as a one-time payment or annual payment up to a maximum of 10 years accruing interests at the same rate as the York Region 10 Year Debenture Rate, 3.00% starting in 2020 and ending in 2029;
 - c. There will be no interest payable if the costs per lot are paid in full with a one-time payment by April 30, 2020;
 - d. The collected funds for the storm and sanitary local sewers be reimbursed to the Life Cycle Replacement and Capital Reserve Fund; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide background and analysis for Council to enact a Local Sewer Fee By-Law pursuant to Section 391 of the *Municipal Act 2001* to recover costs associated with the storm and sanitary sewer installation on Houghton Boulevard including all engineering and related administrative fees from the benefiting residents.

BACKGROUND:

Houghton Boulevard is located north of Highway 7 and east of Main St. Markham North. It intersects with Albert Street to the west and turns to a private cul-de-sac Alma Walker Way to the east. Five property owners of Houghton Boulevard (Nos. 4, 6, 7, 8 and 10), signed a petition in May 2018 requesting for the City to construct sanitary and storm sewers to provide municipal service connections to the said properties, at the estimated total cost of \$387,250.00 or \$77,450.00 per resident lot.

A report was approved by Council on June 11, 2018, for the City to up-front the total project cost from the Life Cycle Replacement and Capital Reserve Fund and recover the actual total project costs from the five benefitting property owners with interest, by adopting a by-law when the final project costs are determined.

OPTIONS/ DISCUSSION:

The City completed the installation of the storm and sanitary sewer systems, service connections and associated road restoration on Houghton Boulevard in the fall of 2019. A Local Sewer Fee By-law has to be enacted to recover the final project costs.

FINANCIAL CONSIDERATIONS:

Table 1 outlines the final project costs and the cost per benefitting property. The costs do not include the property owners' cost of connecting the services through their private property.

Table 1 – Final Project Costs and Cost per Property

Description	Amount
Construction Costs (Storm, Sanitary and Road Reconstruction)	\$ 328,515.35
Tender Preparation, Technical Support and Soil Testing	\$ 11,521.80
Engineering and Construction Administration Fees	\$ 47,213.38
Total Project Cost (A)	\$ 387,250.53
Round-down (B)	\$ 387,250.00
Cost per Property (C) = (B)/5	\$ 77,450.00

ALIGNMENT WITH STRATEGIC PRIORITIES:

The construction of the municipal sanitary sewer system allows the five (5) benefitting residents to remove old septic tanks. The storm sewers will assist with alleviating flooding on these properties. These homes are in close proximity to the Rouge River and connection to the municipal system results in overall enhancement of the environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Finance and Legal Departments have been consulted in the preparation of this report and their comments have been incorporated. The Clerks Department, in consultation with the Legal and Finance Departments, will prepare the municipal By-Law with appropriate terms in accordance with Section 391 of the *Municipal Act, 2001*.

RECOMMENDED BY:

Brian Lee, P.Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development
Services

ATTACHMENTS:

Attachment 'A' – Local Sewer Fee By-law

Attachment 'A' - Local Sewer Fee By-Law**Draft By-law – Houghton Boulevard Storm and Sanitary Sewer System Fee By-law****BY-LAW 2020 –**

Being a By-law to levy the actual cost of construction, technical support and administration fees
of the storm and sanitary sewers on Houghton Boulevard.
(Houghton Boulevard Storm and Sanitary Sewer System Fee By-law)

WHEREAS paragraph 391(1)(a) of the *Municipal Act*, 2001 provides that a municipality may pass a by-law for imposing fees or charges or activities provided by or done on behalf of it; and

WHEREAS Council of The Corporation of the City of Markham on March 10, 2020 authorized a by-law to levy the actual cost of construction, technical support and administration fees of storm and sanitary sewer systems on Houghton Boulevard;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
ENACTS AS FOLLOWS:

1. Houghton Boulevard is comprised of those properties as set out in Schedule “A” hereto. These properties shall hereinafter be referred to collectively as “Houghton Boulevard Residents”.
2. The actual cost of construction, technical support and administration fees of the storm and sanitary sewer system installed on Houghton Boulevard is \$387,250.00 (the “Actual Cost”).
3. The Actual Cost be allocated as per Schedule “A” to each member of the Houghton Boulevard Residents (the “Lot Cost”) shall be \$77,450.00.
4. Each member of the Houghton Boulevard Residents shall pay the Lot Cost by making annual payments, comprised of principal and interest, as set out in Schedule “B” attached hereto. The payments shall be made in instalments as set by the final annual tax levy by-law until the Lot Cost is paid in full.
5. Interest shall be calculated and paid by each property owner on the outstanding principal amount at the rate of 3.00% annually.
6. Notwithstanding sections 4 and 5 above, the outstanding balance, plus accrued interest up to the date of payment, may be paid at any time prior to December 31, 2029.
7. There shall be no interest payable if the Lot Cost is paid in full by April 30, 2020, with a one-time payment.
8. The Schedules attached hereto shall be and form part of this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS DAY OF _____, 2020.

Attachment 'A' - Local Sewer Fee By-Law
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**SCHEDULE “A”
TO BY-LAW 2020-XX**

Address	Lot Cost
4 Houghton Boulevard	\$77,450.00
6 Houghton Boulevard	\$77,450.00
7 Houghton Boulevard	\$77,450.00
8 Houghton Boulevard	\$77,450.00
10 Houghton Boulevard	\$77,450.00
Total	\$387,250.00

Attachment 'A' - Local Sewer Fee By-Law
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SCHEDULE “B”
TO BY-LAW 2020-XX
Construction of Houghton Boulevard Storm and Sanitary Sewer System
Repayment Plan: 10 years at 3.00% annually

Cost per lot:	\$77,450.00
Interest:	3.00%
Number of years:	10

Year	Principal	Interest	Payment
2020	\$ 77,450.00	\$ 2,323.50	\$ 9,079.51
2021	\$ 70,693.99	\$ 2,120.82	\$ 9,079.51
2022	\$ 63,735.30	\$ 1,912.06	\$ 9,079.51
2023	\$ 56,567.85	\$ 1,697.04	\$ 9,079.51
2024	\$ 49,185.37	\$ 1,475.56	\$ 9,079.51
2025	\$ 41,581.43	\$ 1,247.44	\$ 9,079.51
2026	\$ 33,749.36	\$ 1,012.48	\$ 9,079.51
2027	\$ 25,682.33	\$ 770.47	\$ 9,079.51
2028	\$ 17,373.29	\$ 521.20	\$ 9,079.51
2029	\$ 8,814.98	\$ 264.45	\$ 9,079.51
Total		\$ 13,345.02	\$ 90,795.10

**FIRST MEETING OF THE YEAR 2020
FLATO MARKHAM THEATRE ADVISORY BOARD
CITY OF MARKHAM
Canada Room, Civic Centre
Monday, January 27th, 2020**

MINUTES

ATTENDANCE:

Present

Stephen Timms, Chair
Councillor Alan Ho
Councillor Keith Irish
Aleem Israel
Diane Lai
Kathy McCarty
Ronald Minken
Carrie Sally
Sophia Sun

Staff

Eric Lariviere
Debbie Watson

Regrets

Suelyn Cheong
Anne Gilligan
Deborah Jestin
Ron Lynn
Ken MacDonald – via teleconference
Justin Reid
Srinka Wallia
Am Woods
Scott Hill
Andrew Rosenfarb

Guests

Jewell Lofsky

The meeting convened at the hour of 5:40 p.m. with Stephen Timms in the Chair.

1.0 CALL TO ORDER AND CHAIR'S OPENING REMARKS

- Happy New Year
- Stephen Chait is retiring January 30th
- Christina Kakaflikas, Acting Director of Economic Growth, Culture & Entrepreneurship, introduced herself

2.0 DECLARATION OF PECUNIARY INTEREST

- none declared

3.0 AGENDA REVIEW, ADDITIONS/CHANGES

- to define working committees and task forces FY 2020 – will be addressed in priority item

3.1 Board Meeting Attendance

- provide for teleconferencing to be available at each theatre advisory board meeting

Moved by Diane Lai

Seconded by Kathy McCarty

WHEREAS the City of Markham is recognized as Canada's high tech capital, and in an effort to maintain that status and keep up with current and evolving technologies, the Flato Markham Theatre Advisory Board requests that Council consider a board member who participates in a meeting via teleconferencing, skype, or other similar methods, be counted as part of a quorum, which is not permitted under current legislation.

Carried.

4.0 ADOPTION OF MINUTES

Moved by Carrie Sally

Seconded by Diane Lai

THAT the minutes of the Flato Markham Theatre Advisory Board meeting for Monday, November 25th, 2019, be approved.

Carried.

5.0 GENERAL MANAGER'S REPORT – ITEMS ARISING

- Wi-Fi bandwidth frequency sold by Federal Government which forces the Theatre to buy new wireless equipment by May, 2020 – staff is working in resolving the situation to comply with new Government rules
- the new electronic Highway 7 sign should be in place by early March
- seven ECEY performances in January had to be cancelled due to on-going teachers' labour disputes
- Coronavirus:
 - two shows cancelled yesterday due to coronavirus
 - following City's health and safety guidelines and task force; will be monitoring this situation closely and provide update timely
 - staff is also getting legal advice on the wording of rental and artist contracts to determine if any additions should be considered under the theme of "Force Majeure".
- all theatre staff, both full and part-time, are taking Diversity Training this month

- we applied to the Department of Canadian Heritage for a grant through the Anti-Racism Action Program
It would allow for –
 - the creation of a Markham Global Youth Choir (MAGYC);
 - diversity and cultural sensitivity training and workshops; and
 - bridge artists with the diverse community through artist engagement and outreach programs
- the new ticketing system has resulted in more on-line sales; we no longer have to pay a fee for on-line sales
- preliminary 2019 results – total operation of \$3,799,585; 7% growth vs. 2018; City contribution = 21% of total operation
- the replacement of the HVAC system in 2021 will require that we close for two months (8 to 10 weeks), from Mid-August to Thanksgiving
- board advised staff to perhaps look at negotiating better term for duration of work/look at benchmarks for similar replacement in other theatres?

6.0 PRIORITY ITEMS – PRESENTATION AND DISCUSSION

6.1 Appointment of Theatre Board Chair and Vice-Chair

Moved by Aleem Israel
Seconded by Sophia Sun

THAT Diane Lai be appointed Theatre Board Chair for the year 2020.

Carried.

Moved by Diane Lai
Seconded by Ronald Minken

THAT Deborah Jestin be appointed Theatre Board Vice-Chair for the year 2020.

Carried.

6.2 Nomination of Committees, Task Forces, and Committee Chairs

- the MPAA's should remain the same as a task force; it is more of a community event; Gala committee should start working on the 2020 event.
- It is suggested to create a task force to review the mandate/terms of reference of the Theatre Advisory Board within the context of the recent creation of the Markham Foundation for the Performing Arts; it is however proposed that this task be taken by the strategic planning committee.

Moved by Kathy McCarty
Seconded by Aleem Israel

THAT the existing Working Committees and Task Forces stay intact, and that the priority task of the Strategic Planning Committee will be to review the mandate and terms of reference of the advisory board, in the context of the creation of Markham Foundation for the Performing Arts.

Carried.

- **Strategic Plan Committee** – Diane Lai and Stephen Timms, Co-Chairs
- **Fundraising and Sponsorship Committee** – Ronald Minken, Chair
- **Gala Committee** - Deb Jestin and Ken MacDonald, Co-Chairs
- **Markham Performing Arts Awards Task Force** – Kathy McCarty and Sophia Sun, Co-Chairs
- Board members are invited to submit their names for any of the Committees

7.0 WORKING COMMITTEE AND TASK FORCE REPORTS

7.1 Strategic Plan Committee

- nothing to report at this time

7.2 Fundraising and Sponsorship Committee

- nothing to report at this time

7.3 Gala Committee

- nothing to report at this time

7.4 Markham Performing Arts Awards Task Force

- nothing to report at this time

8.0 NEW BUSINESS

- Thank you to Stephen for his service on the Board. He has done a wonderful job as both member and Chair, and is an incredible leader.

9.0 DATE OF NEXT MEETING

- Monday, February 24th, 2020; 5:30 p.m.
- Canada Room, Civic Centre

10.0 ADJOURNMENT

- 7:00 pm