

# Electronic Development Services Committee Meeting

## Minutes

**Meeting Number 16**

**October 13, 2020, 9:30 AM - 1:00 PM**

**Live streamed**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Reid McAlpine Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Councillor Karen Rea	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Rick Cefaratti, Senior Planner, West District Loy Cheah, Senior Manager, Transportation	Stephen Corr, Senior Planner, East District Darryl Lyons, Manager, Policy Stacia Muradali, Senior Planner Francesco Santaguida, Assistant City Solicitor Marg Wouters, Senior Manager, Policy & Research Scott Chapman, Corporate Privacy & Records Coordinator Laura Gold Grace Lombardi, Acting Election & Committee Coordinator Aqsa Malik, Planner I

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## **1. CALL TO ORDER**

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee meeting convened at the hour of 9:30 AM with Councillor Keith Irish presiding as Chair. Regional Councillor Jim Jones assumed the role of Chair at 10:49 AM.

Regional Councillor, Jim Jones arrived at 10:10 AM.

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

None disclosed.

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

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 29, 2020 (10.0)**

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held September 29, 2020, be confirmed.

**Carried**

## **4. PRESENTATIONS**

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

The Development Services Committee recognized the following members of staff:

Kathy Butler, Senior Accounts Payable Clerk, Financial Services, 30 years  
Daryn Ackers, Firefighter, Fire & Emergency Services, 10 years  
Daniel Allen, Firefighter, Fire & Emergency Services, 10 years  
Luke Andrews, Firefighter, Fire & Emergency Services, 10 years  
John Barber, Firefighter, Fire & Emergency Services, 10 years  
Matthew Batten, Firefighter, Fire & Emergency Services, 10 years  
Talia Biro, Firefighter, Fire & Emergency Services, 10 years  
John Blackburn, Firefighter, Fire & Emergency Services, 10 years

Michel Brouillard, Firefighter, Fire & Emergency Services, 10 years  
 Markian Chorostil, Firefighter, Fire & Emergency Services, 10 years  
 Giovanni Ciufu, Firefighter, Fire & Emergency Services, 10 years  
 Ryan Cousins, Firefighter, Fire & Emergency Services, 10 years  
 Heather Elchuk, Firefighter, Fire & Emergency Services, 10 years  
 Aidan Loughran, Firefighter, Fire & Emergency Services, 10 years  
 Bradley McDonald, Firefighter, Fire & Emergency Services, 10 years  
 Shea McGuire, Firefighter, Fire & Emergency Services, 10 years  
 Todd McKenzie, Firefighter, Fire & Emergency Services, 10 years  
 Neil Reid, Firefighter, Fire & Emergency Services, 10 years  
 Sureshkumar Subramaniam, Firefighter, Fire & Emergency Services, 10 years  
 Carlo Troccoli, Firefighter, Fire & Emergency Services, 10 years  
 Adrian Tsui, Firefighter, Fire & Emergency Services, 10 years  
 Lukasz Wybraniec, Firefighter, Fire & Emergency Services, 10 years  
 Mark Sfetkopoulos, Provincial Offences Officer II, Legislative Services &  
 Communications, 10 years  
 Jennifer Evans, Community Program Supervisor, Recreation Services, 10 years  
 Victor Goncalves, Building Inspector II, Building Standards, 5 years  
 Henry Sung, Mgr Contract Admin & Quality Control, Engineering, 5 years  
 Michael Gouveia, Waterworks Operator II, Environmental Services, 5 years  
 Daniel Baboulas, Provincial Offences Officer I, Legislative Services &  
 Communications, 5 years  
 Jason Vooyoys, Supervisor, Community Program, Recreation Services, 5 years

## **5. DEPUTATIONS**

There were no deputations.

## **6. COMMUNICATIONS**

Communications were submitted for the following item:

8.1 - Steeles Avenue East Widening Update - Markham Road to Ninth Line

## **7. PETITIONS**

There were no petitions.

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

### **8.1 STEELES AVENUE EAST WIDENING UPDATE – MARKHAM ROAD TO NINTH LINE (WARD 7) (5.10)**

Brian Lee, Director of Engineering, introduced and provided members of the Committee with an overview of the work undertaken to-date as part of the Donald

Cousens Parkway to Morningside Avenue Link and Steeles Avenue East road improvements.

Lauren Crawford, Manager of Transportation Long-Term Planning from the Regional Municipality of York, addressed the Committee and provided members with additional background on the jurisdictional issues and project status of the Steeles Avenue East Widening Project from Markham Road to Ninth Line. Ms. Crawford clarified that the project is under the jurisdiction of the City of Toronto, and is currently in the detailed design stage. She informed the Committee that the project has encountered technical issues related to stormwater management and the number of water course crossings which has caused a delay in the design work. The City of Toronto has proceeded to resolve these issues. A finalized Boundary Agreement between the City of Toronto and York Region is required prior to the start of the construction. She confirmed that the Regional Municipality of York will continue to communicate and advocate with the City of Toronto.

The Committee discussed the following relative to the staff memorandum:

- Aligning the timelines for the widening of Ninth Line/Donald Cousens Parkway with the widening of Steeles Avenue East to reduce traffic congestion;
- Resolving jurisdictional issues prior to construction;
- Concerns with the delay of construction and estimated timeline for completion of area road infrastructure improvements;
- Considering opportunities to reconstruct the railway crossings to accommodate and support additional lanes;
- Status of the cost sharing agreement between the City of Toronto and York Region, including potential capital cost assumptions by York Region for construction within the 10-Year Capital Construction Plan; and
- Continued collaboration between the City of Markham, City of Toronto Regional Municipality of York, and additional stakeholders to assist in the acceleration of the project timetable.

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

1. That the memorandum titled “Steeles Avenue East Widening Update – Markham Road to Ninth Line (Ward 7)” be received; and,

2. **That the communications submitted by Brian Titherington, Director, Transportation & Infrastructure Planning from the Regional Municipality of York, be received; and,**
3. That the City of Toronto **and the Regional Municipality of York** be requested to complete the widening of Steeles Avenue East between Tapscott Road and Ninth Line Road by 2024; and
4. That The Regional Municipality of York be requested to provide Markham Council with an update on the Steeles Avenue jurisdictional issue; and
5. That this Council resolution be forwarded to the City of Toronto and The Regional Municipality of York; and further,
6. That Staff be directed to do all things necessary to give effect to this resolution.

**Carried**

**8.2 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY SPRINGHILL HOMES INC. TO PERMIT TWO HIGH RISE APARTMENT BUILDINGS AT 7128, 7170 AND 7186 HIGHWAY 7 EAST (WARD 5) (FILE PLN 20 119576) (10.3, 10.5)**

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Springhill Homes Inc. to permit two high rise apartment buildings at 7128, 7170 and 7186 Highway 7 East (Ward 5) (File PLN 20 119576)”, be received.

**Carried**

**8.3 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY BOXGROVE COMMERCIAL EAST INC. TO PERMIT A COMMERCIAL SELF-STORAGE WAREHOUSE FACILITY AT 500 COPPER CREEK DRIVE (WARD 7) (10.3, 10.5)**

Nikolas Papapetrou, SmartCentres, addressed the Committee and advised of the community information meeting that was held with the Ward 7 Councillor and

area residents regarding this proposal. Mr. Papapetrou advised that additional consultation with staff and area residents are planned to provide follow-up information in advance of the Statutory Public Meeting.

Bliss Edwards, SmartStop, addressed the Committee and requested an opportunity for continued consultation with the community to review the applicant's proposal and business model for a commercial self-storage warehouse facility.

There was discussion regarding the compatibility of the proposal with the surrounding area, particularly with the adjacent residential neighbourhood.

It was requested that staff work with the applicant prior to the Statutory Public Meeting to consider a potential alternate location for the commercial self-storage warehouse facility on the subject site.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the report titled "PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. c/o SmartCentres REIT to permit a commercial self storage warehouse facility at 500 Copper Creek Drive (Ward 7)", be received.

**Carried**

#### **8.4 CITY INITIATED TECHNICAL ZONING BY-LAW AMENDMENT TO CLARIFY THAT FRONT PORCHES ARE PERMITTED BEYOND THE MAXIMUM PERMITTED BUILDING DEPTH, CITY PARK (TOWN CRIER) HOMES INC. (WARD 4) (10.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the Information Memorandum, entitled "City Initiated Technical Zoning By-law Amendment to clarify that front porches are permitted beyond the maximum permitted Building Depth, City Park (Town Crier) Homes Inc. (Ward 4)", be received; and,
2. That the technical zoning by-law amendment, to amend Zoning By-law 1229, as amended by By-law 2017-112, be approved and that the draft by-law attached as Appendix 'A' be finalized and enacted; and further,

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

**Carried**

**8.5 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A COMMERCIAL SELF-STORAGE FACILITY AT 30 HERITAGE ROAD (WARD 4). FILE NO. PLAN 20 106216 (10.5)**

There was discussion regarding the appropriateness of the proposal relative to the area context, and the need to evaluate the application having regard for the overall policy framework, including the upcoming secondary plan for the Markville Key Development Area.

There was also discussion regarding potential additional uses that may be considered (e.g., office development) to complement the proposal and animate the McCowan Road and Heritage Road street frontages. It was requested that staff work with the applicant prior to the statutory public meeting to explore this matter further.

Moved by Regional Councillor Jack Heath  
Seconded by Councillor Khalid Usman

1. That the report titled “PRELIMINARY REPORT Application for Zoning By-Law Amendment to permit a commercial self-storage facility at 30 Heritage Road (Ward 4). File No. PLAN 20 106216” be received.

**Carried**

**8.6 PRELIMINARY REPORT, 254632 ONTARIO INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT, TO PERMIT MOTOR VEHICLE AND AUTO PARTS SALES AS WELL AS OUTDOOR STORAGE OF VEHICLES AT 120 DONCASTER AVENUE (WARD 1) FILE NO. PLAN 20 115420 (10.5)**

Moved by Councillor Khalid Usman  
Seconded by Councillor Isa Lee

1. That the report dated October 13, 2020 entitled "PRELIMINARY REPORT Malone Given Parsons Ltd., on behalf of 254632 Ontario Inc., Zoning By-law Amendment application to add motor vehicle sales and repair as well as the outdoor storage and display of motor vehicles as permitted uses at 120 Doncaster Avenue, File No. PLAN 20 115420 (Ward 1)", be received.

**Carried**

## **9. MOTIONS**

There were no motions.

## **10. NOTICES OF MOTION**

There were no notices of motion.

## **11. NEW/OTHER BUSINESS**

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

That Development Services Committee suspend the rules of procedure to consider the following matter as New/Other Business.

**Carried by a Two Thirds Vote**

### **11.1 EMPLOYMENT LAND CONVERSION REQUESTS: THE WEMAT GROUP (COMMERCE VALLEY); MARKHAM WOODMILLS DEVELOPMENTS INC. (SMARTCENTRES); 1628740 ONTARIO INC. AND 1628741 ONTARIO INC. (TUCCARONE);AND**

*CORNELL ROUGE DEVELOPMENT CORPORATION; VARLESE BROTHERS ET AL. AND NORFINCH CONSTRUCTION (CORNELL) (10.0)*

Mayor Frank Scarpitti addressed the Committee and identified select requests for conversion of employment lands within the City of Markham previously recommended for deferral by Markham Council pending further study, including the Wemat Group (Commerce Valley), Markham Woodmills Developments Inc. (Smartcentres), 1628740 Ontario Inc. and 1628741 Ontario Inc. (Tucciarone), and Cornell Rouge Development Corporation, Varlese Brothers et al and Norfinch Construction (Cornell).

Mayor Scarpitti advised that a Special Regional Committee of the Whole meeting to consider these and all other conversion requests will be held on October 15,



2020. Mayor Frank Scarpitti requested that Development Services Committee and Markham Council reaffirm its position on each of these conversion requests prior to consideration by Regional Committee of the Whole at its upcoming meeting

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to postpone consideration of the employment conversion request by The Wemat Group (17.1 hectares) for lands located at the southwest corner of Highway 7 and Highway 404 to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council; and,

Whereas City of Richmond Hill Council on February 26, 2020 passed a resolution indicating their interest in considering a municipally initiated conversion of employment lands within the south-eastern part of the Beaver Creek Business Park for mixed-use development and support for the conversion requests submitted by Parkway Hotels and Convention Centre Inc. and Crestpoint Real Estate Inc. in this area; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas one of the recommendations in the October 15, 2020, Regional staff report 'Proposed Employment Area Mapping and Employment Conversions', is for Regional Council to not approve the employment conversion request submitted by The Wemat Group, and to map the lands as an employment area in the Regional Official Plan;

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion request M11 The Wemat Group to allow the City of Markham to undertake a joint study with the City of Richmond Hill, in consultation with landowners and York Region, to confirm the appropriate mix of uses on the these and surrounding lands, taking into account the potential conversion of employment lands on the north side of Highway 7 in Richmond Hill; and,
2. That Regional Council be requested to initiate a municipal comprehensive review process within three years of adoption of a new Regional Official Plan in order to revisit the M11 The Wemat Group and related employment conversions in the area that are deferred as part of the current municipal comprehensive review process; and further,
3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to not support the employment land conversion request submitted by M8 Markham Woodmills Developments Inc. (1.9 hectares) located at the northeast corner of Highway 404 and Elgin Mills Road; and that staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to support the employment land conversion request submitted by M3 1628740 Ontario Inc. and 1628741 Ontario Inc. (1.0 hectare) located at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject

lands is possible from Elgin Mills Road through the subject lands; and that staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,

Whereas discussions are ongoing with respect to the broader range of potential non-residential uses for the subject lands and access issues; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas the recommendations in the October 15, 2020 Regional staff report 'Proposed Employment Area Mapping and Employment Conversions', is for Regional Council to not approve the employment conversion requests submitted by Markham Woodmills Developments Inc (M8), and 1628740 Ontario Inc., 1628741 Ontario Inc. (M3);

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion request M8 Markham Woodmills Development Inc. until April 2021 to allow the City of Markham to continue to work with the landowner to identify a broader range of non-residential uses for the site and address access issues; and
2. That Regional Council be requested to defer consideration of the employment conversion request M3 1628740 Ontario Inc. and 1628741 Ontario Inc. until April 2021 to allow the City of Markham to continue to identify a broader range of non-residential uses and to address site access issues in coordination with the adjacent landowner identified in Clause 1 of this Resolution; and further,
3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Don Hamilton

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 11, 2020, to endorse the Cornell Rouge National Urban Park Gateway Study Final Report as a framework for the creation of a pedestrian-focused Gateway connecting Cornell Centre and the Rouge National Urban Park; and directed City staff to work with landowners and agencies in a block planning and land use exercise to determine the appropriate land uses, built form and streetscape design to achieve the Gateway vision; and,

Whereas the lands subject to the employment conversion requests by Cornell Rouge Development Corporation, Varlese Brothers et al (17.9 hectares), and Norfinch Construction (0.75 hectares) located north and south of Highway 7 within the Gateway study area, offer a unique opportunity for uses other than strictly employment uses that complement the Rouge National Urban Park and contribute to the development of the Gateway; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to postpone consideration of the Cornell Rouge Development Corporation, Varlese Brothers et al, and Norfinch Construction requests for conversion of employment lands to non-employment land uses to allow further evaluation through secondary plan [land use] studies; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas two of the recommendations in the October 15, 2020 Regional staff report ‘Proposed Employment Area Mapping and Employment Conversions’, are for Regional Council to not approve the employment conversion requests submitted by Cornell Rouge Development Corporation, Varlese Brothers et al, and Norfinch Construction Ltd., and to map the lands as employment areas in the Regional Official Plan;

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion requests M4 Cornell Rouge Development Corporation, Varlese Brothers et al, and M7 Norfinch Construction Ltd until April 2021 to allow the City of Markham to continue to work with the landowners to confirm appropriate uses for the lands through a land use/built form study for the Cornell Rouge National Urban Park Gateway; and,
2. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **12. ANNOUNCEMENTS**

Members of Development Services Committee expressed their condolences for the tragic deaths of two young children in Wendake, Quebec. It was requested that the sympathies of Markham Council be conveyed to the family, community, and members of the Huron-Wendat First Nation through the Mayor’s Office.

## **13. CONFIDENTIAL ITEMS**

Development Services Committee did not proceed into confidential session.

### **13.1 DEVELOPMENT AND POLICY ISSUES**

#### **13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – SEPTEMBER 14, 2020 (10.0) [Section 239 (2) (e) (e)]**

Development Services Committee confirmed the September 13, 2020 confidential minutes.

#### **13.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD;**

**[SECTION 239 (2) (e)] – LPAT APPEAL – 4389 19th AVENUE  
(WARD 6) (8.0)**

Development Services Committee consented to refer this matter directly on the October 14, 2020 confidential Council agenda for consideration.

**14. ADJOURNMENT**

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 12:05 PM.

**Carried**