

Electronic Development Services Committee Meeting

Minutes

Meeting Number 17
October 26, 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 Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
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 Bryan Frois, Chief of Staff Ron Blake, Senior Development Manager, Planning & Urban Design Rick Cefaratti, Senior Planner, West District	Regan Hutcheson, Manager, Heritage Stephen Lue, Manager, Central District Francesco Santaguida, Assistant City Solicitor Scott Chapman, Corporate Privacy & Records Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Grace Lombardi, Acting Election & Committee Coordinator Parvathi Nampoothiri, Manager, Urban Design Marty Rokos, Senior Planner, West District

Alternate formats for this document are available upon request

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 9:32 AM with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 11:10 AM and reconvened at 11:27 AM.

Councillor Khalid Usman arrived at 10:38 AM.

Mayor Frank Scarpitti left the meeting at 12:20 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 13, 2020 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held October 13, 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:

Alan Scott Currie, Field Supervisor/Trainer, Building Standards, 35 years

George Chan, Mechanical Engineer, Building Standards, 30 years

Veluppillai Nantheeswarar, Building Inspector II, Building Standards, 25 years

Ramini Sivananthan, Supervisor, Cash Control, Financial Services, 25 years

Christopher Nearing, Deputy Fire Chief, Fire & Emergency Services, 25 years

Douglas McKnight, Captain, Fire & Emergency Services, 25 years

John Kennelly, Captain, Fire & Emergency Services, 25 years
John Toon, Firefighter, Fire & Emergency Services, 25 years
Mark Smith, Firefighter, Fire & Emergency Services, 25 years
Stephan Belisle, Firefighter, Fire & Emergency Services, 25 years
Abigail Whiting, Tax Mortgages Clerk, Financial Services, 20 years
Cheryl-Elaine Parker, Accounts Payable Clerk, Financial Services, 20 years
Donna Saumier, Alarm Room Operator, Fire & Emergency Services, 20 years
Stephen Geyer, GIS Analyst I, Information Technology Services, 20 years
Chitra Jayakrishnan, Public Services Assistant, Legislative Services & Communications, 20 years
Ron Blake, Senior Manager, Development, Planning & Urban Design, 20 years
Anna Antoniadis, Certification & Compliance Coordinator, Environmental Services, 15 years
Kishor Soneji, Senior Accountant, Financial Services, 15 years
Greg Cookson, Application Support Specialist, Information Technology Services, 15 years
Jun Li, Senior Graphic Designer, Legislative Services & Communications, 15 years
Robert Blackstock, Working Supervisor, Operations, 15 years
Chun Tao Zhang, Application Support Specialist, Information Technology Services, 10 years
Harmeet Bhatia, Provincial Offences Officer II, Legislative Services & Communications, 10 years
Weiping Li, Building Engineer, Building Standards, 5 years
Aimee Tintor-Lindsay, Firefighter, Fire & Emergency Services, 5 years
Anthony Melino, Firefighter, Fire & Emergency Services, 5 years
Brian Roblin, Firefighter, Fire & Emergency Services, 5 years
Horacio Pizzanelli, Firefighter, Fire & Emergency Services, 5 years
Jesse Longo, Firefighter, Fire & Emergency Services, 5 years
Luke Barron, Firefighter, Fire & Emergency Services, 5 years
Mark Holland, Firefighter, Fire & Emergency Services, 5 years
Mathew White, Firefighter, Fire & Emergency Services, 5 years
Meghan Pittaway, Firefighter, Fire & Emergency Services, 5 years
Pedro Bilbao, Firefighter, Fire & Emergency Services, 5 years
Rafal Kosmowski, Firefighter, Fire & Emergency Services, 5 years
Trevor Welch, Firefighter, Fire & Emergency Services, 5 years
William Andrews, Firefighter, Fire & Emergency Services, 5 years
Barry Philip Hails, Provincial Offences Officer I, Legislative Services & Communications, 5 years
Benjamin Perez, Provincial Offences Officer I, Legislative Services &

Communications, 5 years

Lucas Schalk, Operations Labourer/Driver, Operations, 5 years

Marta Wolczynski, Supervisor, Community Program, Recreation Services, 5 years

Inessa Sagitova, Administrative Assistant, Sustainability & Asset Management, 5 years

Sameem Shah, Project Manager, Sustainability & Asset Management, 5 years

5. DEPUTATIONS

Deputations were made for the following items:

10.2 - Applications for Zoning By-law amendment and Site Plan approval submitted by Clera Holdings 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 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES OCTOBER 6, 2020 (10.0)

There was discussion regarding the development application submitted for 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road, and 4638 Major Mackenzie Drive East. The Committee reiterated concerns regarding the widths of the proposed townhouses fronting Major Mackenzie Drive, and inquired as to potential opportunities to leverage the proposal towards more affordable housing units within the City of Markham.

It was requested that staff continue to work with the applicant on the width of the townhouses and affordable housing opportunities and report back to the Committee after the summit.

Arvin Prasad, Commissioner, Development Services, provided Members of the Committee with an overview of the virtual Affordable Housing Summit that is scheduled for Wednesday November 18, 2020 at 9:00 AM.

Moved by Regional Councillor Joe Li
 Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held October 6, 2020, be confirmed.

Carried

8.2 HERITAGE MARKHAM COMMITTEE MINUTES - SEPTEMBER 9, 2020 (16.11)

Moved by Councillor Andrew Keyes
 Seconded by Councillor Isa Lee

1. That the minutes of the Heritage Markham Committee meeting held September 9, 2020, be received for information purposes.

Carried

8.3 INFORMATION REPORT 2020 THIRD QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)

Moved by Councillor Andrew Keyes
 Seconded by Councillor Isa Lee

1. That the report titled 'Information Report 2020 Third Quarter Update of the Street and Park Name Reserve List', be received; and,
2. That Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 ONTARIO HERITAGE ACT (BILL 108) PROPOSED REGULATIONS (16.11)

This item was part of the discussion in item # 9.1.

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the report titled “*Ontario Heritage Act* (Bill 108) – Proposed Regulation”, dated October 26, 2020, be received; and,
2. That the report including Appendix ‘A’ - Summary Chart of Markham’s Comments/Feedback be submitted to the Province as the City of Markham’s response to the Environmental Registry request for comment; and,
3. That the Province be advised that to proceed with implementation of these changes (proclamation of new legislation and the proposed Regulation) on January 1, 2021, which will require substantive changes to municipal protocols and procedures during a pandemic, imposes an unreasonable burden on stakeholders whose focus should be on responding to this unprecedented health challenge, and therefore proclamation should be postponed to July 1, 2021; and,
4. **That if the Conservation Review Board (CRB) is replaced by the Local Planning Appeal Tribunal (LPAT) as the ultimate appeal body for municipal decisions related to the designation, amendment, repeal, or alteration of a heritage property under the *Ontario Heritage Act*, the Province ensure that Tribunal members assigned to *Ontario Heritage Act* appeals possess appropriate expertise in cultural heritage matters and an understanding of the *Ontario Heritage Act*; and,**
5. That this report be forwarded to the October 27, 2020 City Council meeting: and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

9.1 ONTARIO HERITAGE ACT (BILL 108) REGULATION PRESENTATION (16.11)

Regan Hutcheson, Manager, Heritage Planning, delivered a presentation on the draft Regulation to the *Ontario Heritage Act* under Bill 108, providing an overview of the key amendments to the *Ontario Heritage Act* and the principles

and requirements to be prescribed through the proposed Regulation, and identified specific concerns from a municipal perspective.

There was discussion regarding the issues with the appeal process and the replacement of the Conservation Review Board with the Local Planning Appeal Tribunal (LPAT). There was also discussion regarding the importance of ensuring that members of LPAT assigned to the *Ontario Heritage Act* appeals receive additional training on the cultural heritage matters and understand the *Ontario Heritage Act*.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the presentation titled “Ontario Heritage Act (Bill 108) Regulation Presentation”, dated October 26, 2020, be received.

Carried

9.2 MARKHAM CENTRE SECONDARY PLAN UPDATE – VISIONING WORKSHOP FINDINGS (10.3)

Arvin Prasad, Commissioner, Development Services, introduced and provided Members of Committee with an overview of the Markham Centre Secondary Plan Study Update virtual visioning exercises.

John Gladki, President, Gladki Planning Associates Inc., delivered a presentation on the Markham Centre Secondary Plan Study Update virtual visioning exercises, including an overview of the feedback received through the virtual public engagement workshops, opportunities and challenges, draft vision and guiding principles, and next steps.

The Committee discussed the following relative to the presentation:

- Strong focus should be on the ground level experience for everyone to feel at home and experience a sense of place and intimacy;
- Potentially integrating multiple reduced size City facilities (e.g. Library, Community Centres);
- Concerns with the lack of public amenities west of Warden Avenue given the current development pressures;
- Additional east-west road and trail connections within the Markham Centre Study Area to the Unionville GO Station and connecting each neighbourhood;

- Resolving the issues with the alignment of the 407 Transitway in Markham Centre;
- Appropriate density targets and opportunities to achieve those targets while minimizing building heights and supported by technical studies, including transportation models and other infrastructure works;
- Accommodating approved and existing developments with the vision for future developments;
- Expanding the vision to include opportunities for a broader range of employment uses;
- Ensuring architectural excellence;
- Explore enhanced pedestrian connectivity and community amenities west of Warden Avenue; and,
- Potentially leveraging City-owned lands for city-building initiatives, including affordable housing as a potential separate study.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the presentation by Mr. John Gladki, President, Gladki Planning Associates, Inc., titled “Markham Centre Secondary Plan Update – Visioning Report Presentation” be received; and,
2. That the report prepared by Gladki Planning Associates Inc., titled “Markham Centre Secondary Plan Update, Vision Report, October 2020” be received.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

- 10.1 RECOMMENDATION REPORT, CORBETT LAND STRATEGIES INC., ON BEHALF OF EMIX LTD., APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO ADD COMMERCIAL USES INCLUDING A COMMERCIAL SELF-STORAGE FACILITY AT 8400 WOODBINE AVENUE, WEST SIDE OF WOODBINE AVENUE, NORTH OF PERTH AVENUE (WARD 8) FILE NOS. PLAN 19 132742 AND PLAN 20 110587 (10.3, 10.5)**

Ron Blake, Senior Development Manager, Planning & Urban Design, introduced and provided members of the Committee with an overview of the staff report.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the report dated October 26, 2020, entitled “RECOMMENDATION REPORT, Corbett Land Strategies Inc., on behalf of Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a Commercial self-storage Facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received; and,
2. That the Official Plan Amendment application submitted by Corbett Land Strategies Inc., on behalf of Emix Ltd., 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,
3. That the amendment to Zoning By-law 165-80, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted, without further notice; and,
4. 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 further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**10.2 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL SUBMITTED BY CLERA HOLDINGS INC. ON BLOCK 81, REGISTERED PLAN 65M-4033 (WEST SIDE OF WOODBINE AVENUE, SOUTH OF ELGIN MILLS ROAD EAST) TO FACILITATE A COMMERCIAL DEVELOPMENT
(WARD 2) (10.5, 10.6)**

Stephen Hunt and Sandra Wiles, consultants to the applicant, addressed the Committee and delivered a presentation on the development proposal, outlining the context view of the project site, the natural wildlife corridor and feedback received at the Statutory Public Meeting. Mr. Hunt confirmed that the general orientation of the buildings and parking configuration is proposed to remain the same as previously submitted due to site constraints, and that the impact of the parking in front will be softened through the use of landscape buffering. Mr. Hunt also clarified the materials the developer is using are maintenance free such as architectural stone, clay brick and stucco, and will contribute to a façade treatment that is consistent with the aesthetic of the Cathedral Community Design Plan.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and provided clarification on the status of the natural wildlife corridor. Mr. Blake confirmed that construction of the corridor will be included as a condition of the site plan agreement, and that the costs of construction will be shared between Clera Holdings Inc. and the owner of the adjacent lands.

The Committee discussed the following relative to the application:

- Connectivity to Elgin Mills;
- Considering the landscape plan by including a variety of trees to assist with creation of the entrance to the proposed development;
- Considering consistent façade treatments and design elements to create the appearance of an integrated development with neighbouring parcels within the larger development block; and,
- Potential underground parking to accommodate parking requirements for employees.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report titled “Applications for Zoning By-law Amendment and Site Plan Approval submitted by Clera Holdings Inc. on Block 81, Registered Plan 65M-4033 (west side of Woodbine Avenue, south of Elgin Mills Road East) to facilitate a commercial development(Ward 2)” be received; and,
2. **That the deputation of Stephen Hunt and Sandra Wiles, consultant to the applicant, be received;**

3. That Zoning By-law Amendment application (PLAN 19 123509) submitted by Clera Holdings Inc. be approved and the implementing by-law attached as Appendix 'B' be finalized and enacted without further notice; and,
4. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
5. That the Site Plan application (SPC 19 123509) submitted by Clera Holdings Inc., to facilitate the development of two one-storey buildings and two two-storey commercial buildings with a GFA of 3,697 m² (Ward 2) be endorsed in principle, subject to the conditions in Appendix 'A'; and,
6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing on October 14, 2020 in the event that the site plan agreement is not executed within that time period; and,
7. That Site Plan Approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or designate has signed the site plan; and further,
8. 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 UPDATE ON THE EMPLOYMENT LAND CONVERSION REQUESTS: THE WEMAT GROUP (COMMENCE VALLEY); MARKHAM WOODMILLS DEVELOPMENTS INC. (SMART CENTRES); 1628740 ONTARIO INC. AND 1628741 ONTARIO INC. (TUCCIARONE); AND,

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

Arvin Prasad, Commissioner, Development Services, provided an update on the proposed employment area mapping and employment conversions addressed at Regional Council's meeting on October 22, 2020. Mr. Prasad provided clarification on the deliverables and next steps relative to each of the four conversion requests in Markham approved for deferral). Mr. Prasad confirmed that staff will continue to work with the Cornell Rouge Development Corporation, Varlese Brothers et Al and Norfinch Construction (Cornell) to complete the Secondary Plan. Mr. Prasad informed that the employment conversion for Wemat Group (Commerce Valley) area requires additional support from the City of Richmond Hill and suggested reviewing this employment conversion in six months to confirm if additional time is required.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Deputy Mayor Don Hamilton

That the Development Services Committee meeting adjourn at 12:47 PM.

Carried