

# Electronic Development Services Committee Meeting

## Minutes

**Meeting Number 19**

**November 23, 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 Claudia Storto, City Solicitor and Director of Human Resources Chris Bird, Director, Building Standards Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Bryan Frois, Chief of Staff Joel Lustig, Treasurer Veronica Siu, Senior Financial Analyst Ron Blake, Senior Development Manager, Planning & Urban Design Rick Cefaratti, Senior Planner, West District Geoff Day, Senior Planner, Zoning & Special Projects	Loy Cheah, Senior Manager, Transportation Stephen Corr, Senior Planner, East District Lilli Duoba, Manager, Natural Heritage Regan Hutcheson, Manager, Heritage Brad Roberts, Manager, Zoning and Special Projects Francesco Santaguida, Assistant City Solicitor John Yeh, Manager, Strategy & Innovation Scott Chapman, Corporate Privacy & Records Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Luis Juarez, Planner II, Central District Don De Los Santos, Manager, Markham Small Business Centre Grace Lombardi, Acting Election & Committee Coordinator Stephanie DiPerna, Manager of Plans

## Review

**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 9:40 AM with Regional Councillor Jim Jones presiding as Chair.

The Development Services Committee recessed at 12:41 PM and reconvened at 1:29 PM.

Deputy Mayor Don Hamilton arrived at 9:47 AM.

Mayor Frank Scarpitti left the meeting at 12:06 PM and returned at 1:40 PM.

**2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**3. APPROVAL OF PREVIOUS MINUTES**

**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – NOVEMBER 9, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held November 9, 2020, be confirmed.

**Carried**

**3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
NOVEMBER 3, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held November 3, 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:

Nathalie Orsi, Supervisor Admin Development Services, Office of the Commissioner of Development Services, 30 years  
 Raymond Johnston, Building Inspector II, Building Standards, 20 years  
 Lando Sisti, Building Inspector II, Building Standards, 20 years  
 Misbah Irfan, Lead, Data Management, Information Technology Services, 20 years  
 Denise Round, Customer Service Representative, Building Standards, 15 years  
 Jerry Arkema, Captain, Fire & Emergency Services, 15 years  
 David Asals, Captain, Fire & Emergency Services, 15 years  
 Nicholas Atwell, Firefighter, Fire & Emergency Services, 15 years  
 Wilson Chung, Firefighter, Fire & Emergency Services, 15 years  
 Kevin Comrie, Captain, Fire & Emergency Services, 15 years  
 Colin Francis, Firefighter, Fire & Emergency Services, 15 years  
 Robert Garland, Captain, Fire & Emergency Services, 15 years  
 Christopher Haley, Captain, Fire & Emergency Services, 15 years  
 Stuart Hart, Captain, Fire & Emergency Services, 15 years  
 Aaron Hiley, Captain, Fire & Emergency Services, 15 years  
 Jonathan Howard, Firefighter, Fire & Emergency Services, 15 years  
 Robert Klassen, Captain, Fire & Emergency Services, 15 years  
 Giuseppe Lanni, Fire Plan Examiner, Fire & Emergency Services, 15 years  
 Benny Loughlin, Captain, Fire & Emergency Services, 15 years  
 Rocky Mino, Training Officer, Fire & Emergency Services, 15 years  
 Richard Mitchell, Firefighter, Fire & Emergency Services, 15 years  
 Nirav Patel, Captain, Fire & Emergency Services, 15 years  
 Steve Servinis, Captain, Fire & Emergency Services, 15 years  
 Katherine Sonnichsen, Firefighter, Fire & Emergency Services, 15 years  
 Bradley Sterling, Captain, Fire & Emergency Services, 15 years  
 Donald Sutherland, Firefighter, Fire & Emergency Services, 15 years  
 Kevin Tsang, Firefighter, Fire & Emergency Services, 15 years  
 Howie Tse, Firefighter, Fire & Emergency Services, 15 years

Kevin Dent, Truck Driver, Operations, 15 years  
 Claude Maillet, Facility Operator II, Milliken Mills C.C., Recreation Services, 15 years  
 Michael Savoie, Facility Operator II, Recreation Services, 15 years  
 Alison Yu, Senior Financial Analyst, Financial Services, 10 years  
 Jacqueline Chan, Assistant City Solicitor, Legal Services, 10 years  
 Crystle Cruz, Business Compliance Certification Clerk, Environmental Services, 5 years  
 Ryan Weir, Waterworks Operator II, Environmental Services, 5 years

## **5. DEPUTATIONS**

Deputations were made for the following items:

9.5 - Status Report - Comprehensive Zoning By-law Project.

9.6 - Improving the State of Infill Housing: A Municipal Strategy.

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 INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, GEORGE AND ISABELLA PEACH FARMHOUSE, 10961 VICTORIA SQUARE BOULEVARD, WARD 2 (16.11.3)**

Moved by Councillor Khalid Usman

Seconded by Councillor Karen Rea

1. That the report titled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, George and Isabella Peach Farmhouse, 10961 Victoria Square Boulevard, Ward 2”, dated November 23, 2020, be received; and,
2. That as recommended by Heritage Markham, the George and Isabella Peach Farmhouse -10961 Victoria Square Boulevard be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,

3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **8.2 DICKSON HILL ROAD – PROPOSED ROAD CLOSURE (WARD 5) (5.10)**

Moved by Councillor Khalid Usman

Seconded by Councillor Karen Rea

1. That the memorandum entitled "Dickson Hill Road – Proposed Road Closure (Ward 5)", be received; and,
2. That staff be directed to obtain feedback from the residents on Dickson Hill Road regarding the road closure; and,
3. That staff be directed to close Dickson Hill Road as outlined in this memo upon receiving majority support for the road closure; and further,
4. That staff be directed to do all things necessary to give effect to this resolution.

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **9.1 DEVELOPMENT FEE AND BUILDING FEE BY-LAWS UPDATE (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced and provided members of Committee with a high level overview of the staff presentation with respects to the proposed Development Fee and Building By-laws update. Mr. Prasad provided clarification on the consequences of the Committee denying the proposed fees. He informed that a draft development strategy which will address housing affordability issues will be presented to the Committee in 2021. Mr. Prasad confirmed that the increase proposed includes development fees for staff to process an application and does not include an increase to the development charges that contribute to funding developments.

John Yeh, Manager, Strategy & Innovation, delivered a presentation and provided an overview of the Planning and Engineering Fees, Building Permits Fee, Consultation with Development Industry, and next steps. Due to the concerns with the COVID-19 pandemic, staff are recommending a 5% increase in 2021 to the Planning and Engineering Fees and Building Permit Fees. Staff recommend that in 2022 the fee increase for Planning & Urban Design and Engineering be limited to inflation provided no unexpected circumstances occur. This would be subject to the approval of the Commissioner of Development Services and the City's Treasurer. After consultation with representatives of Development Industry, staff confirmed that the representatives are in agreement with the proposed changes. Mr. Yeh advised that the proposed changes for 2021 will be referred to the December 1, 2020 Statutory Public meeting, then the December 9, 2020 Council meeting and if approved by Council would be effective as of January 1, 2021. Mr. Yeh advised that the consultation with the Development Industry on the review of Development Fee By-law will occur in 2021.

The Committee discussed the following relative to the staff presentation:

- Concerns with the proposed fees potentially impacting housing affordability;
- Providing the public with awareness and clarification on the intent of the fees;
- Conducting a comparison on the proposed fees with surrounding municipalities;
- Consequences with not approving the proposed fees; and,
- Potential impact of no increase in fees on the Planning and Urban Design, Engineering, and Building Standards reserve fund.

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

1. That the Report titled “Development Fee and Building Fee By-laws Update” dated November 23, 2020 be received; and,
2. That the proposed amendments be referred to the Development Services Committee Public Meeting to be held on December 1, 2020; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.2 RECOMMENDATION REPORT 2431988 ONTARIO LTD. SITE PLAN CONTROL APPLICATION TO PERMIT A 12-STOREY 259 UNIT MIXED USE APARTMENT BUILDING AND 312 STACKED TOWNHOUSES ON PART OF LOT 11, CONCESSION 9, NORTH SIDE OF HIGHWAY 7, EAST OF 9TH LINE (WARD 5) (10.6)**

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and provided a high level overview of the staff recommendation report. Mr. Blake confirmed that staff are reviewing opportunities, where feasible, to potentially extend the Markham District Energy to the subject location. He informed that this is part of the final review prior to granting the applicant endorsement of the site plan. Mr. Blake provided clarification on the staff recommendations and the minor variances that require approval from the Committee of Adjustment. It was noted that additional parks will be considered for future developments to the east and north of the subject property which will provide significant green space. Mr. Blake confirmed that the appropriate City departments have reviewed the application and confirmed there are no concerns with the proposed waste component.

Brian Lee, Director, Engineering, provided clarification on the variance for the onsite parking standards and the proxy site survey conducted by the applicant for another site of a similar nature. Mr. Lee advised that the VIVA bus rapid transit service near the subject property provides a better service than local buses because of fewer stops and shorter travel time. It was noted that staff will provide a memo to elaborate on the parking and the transit service at a future meeting.

Michael Larkin, Larkin+ Land Use Planners, and Mark Zwicker, Architecture Unfolded, consultants to the applicant, addressed the Committee and provided an overview of the subject property which included the master site plan, garbage rooms, waste collection, and an overall view of the proposed location. Mr. Zwicker confirmed that the garbage rooms will be air-conditioned and provided the process of the garbage collection. He clarified that the stormwater

management pond south of lands subject to the site plan is temporary until storm sewers along Highway 7 are installed.

The Committee discussed the following relative to the staff report:

- Potential opportunities to extend Markham District Energy services to the subject development;
- Concerns with the proposed reduction of parking spaces and whether the adjacent VIVA bus terminal under construction is sufficient reason for reduced parking;
- Focusing on development in surrounding areas to assist with additional green space;
- Potential to include purpose built rental apartment units and affordable housing units within the subject development;
- Ensuring appropriate snow storage areas are provided; and,
- Ensuring the garbage rooms are equipped with sensors and sprinklers.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jack Heath

1. That the report titled “RECOMMENDATION REPORT, 2431988 Ontario Ltd, Site Plan Control application to permit a 12-storey 259 unit mixed use apartment building and 312 stacked townhouses on Part of Lot 11, Concession 9, north side of Highway 7, east of 9th Line (Ward 5), File SPC 19 136373”, be received; and,
2. That the Site Plan application (SPC 19 136373) submitted by 2431988 Ontario Ltd. be endorsed in principle, subject to the conditions attached as Appendix ‘A’ to this report, and that Site Plan approval be delegated to the Director of Planning and Urban Design or his designate; and,
3. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,
4. That Council assign servicing allocation for up to 571 dwelling units for Site Plan Control application SPC 19 136373; and further,
5. That Staff be authorized to do all things necessary to give effect to this resolution.



**Carried**

**9.3 RECOMMENDATION REPORT 3500 STEELES AVENUE EAST LP (CANDEREL) SITE PLAN CONTROL APPLICATION TO PERMIT AN 844 STALL (21,606 m2) FOUR-STOREY PARKING STRUCTURE ON THE EXISTING SURFACE PARKING LOT LOCATED AT 3500 STEELES AVENUE EAST**

**ON THE NORTH SIDE OF STEELES AVENUE EAST OF VICTORIA PARK AVENUE (WARD 8) (10.6)**

Ron Blake, Senior Development Manager, Planning & Urban Design, introduced the item and provided Committee with an overview of the staff recommendations of a Site Plan Control application submitted by 3500 Steeles Avenue East LP (Canderel) to permit a 844 stall, four-storey parking structure on a portion on the existing complex surface parking lot. Mr. Blake informed the Committee that the parking structure is visible from Esna Park and is not visible from Steeles Avenue.

Lincoln Lo, consultant, provided clarification on the current parking issues at the subject location and informed that the proposed four-storey parking structure will provide sufficient parking to assist with these issues.

Committee suggested that wired plugs for electric vehicles be included throughout the four-storey parking structure to support future needs. Committee discussed the potential of repurposing the subject property for non-parking uses in the future.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

1. That the report dated November 23, 2020, titled "RECOMMENDATION REPORT, 3500 Steeles Avenue East LP (Canderel), Site Plan Control application to permit an 844 stall (21,606 m2), four-storey parking structure on the existing surface parking lot located at 3500 Steeles Avenue East, on the north side of Steeles Avenue, east of Victoria Park Avenue (Ward 8)", be received; and,
2. That the application for Site Plan Control approval (SPC 20 120899) be endorsed, in principle, subject to the conditions attached as Appendix 'A'; and,

3. That Site Plan Control approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a Site Plan Agreement. Site Plan Control approval is only issued when the Director or his designate has signed the plans; and,
4. That endorsement shall lapse after a period of three years from the date of endorsement in the event that a Site Plan Agreement is not executed within that period; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.4 RECOMMENDATION REPORT SITE PLAN CONTROL APPLICATION BY 10057428 CANADA CORP. (IRISTEL) TO CONSTRUCT A FIVE (5) STOREY OFFICE BUILDING AT 220 CACHET WOODS COURT FILE NO. SPC 20 112635 (WARD 2) (10.6)**

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the staff report. Mr. Blake provided clarification on the several minor variances that require approval from the Committee of Adjustment.

Nick Wood, Corbett Land Strategies, consultant to the applicant, delivered a presentation on the context map of 220 Cachet Woods Court. Mr. Wood provided clarification on the proposal perspectives, and landscape terraces.

The Committee provided comments on their support of this report and the opportunities that this provides for other tech companies. There was discussion on the retail spaces not being allowed to have an exterior door or signs as part of the zoning. The Committee felt that this may affect future tenants.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the Report dated November 23, 2020 entitled, "Recommendation Report, Site Plan Control Application by 10057428 Canada Corp. (IRISTEL), to construct a five (5) storey office building at 220 Cachet Woods Court, File No. SPC 20 112635 (Ward 2)" be received; and,
2. That the Site Plan application by 10057428 Canada Corp., be endorsed in principle subject to the conditions set out in Appendix 'A' to this report, and

that Site Plan approval be delegated to the Director of Planning and Urban Design or his designate; and,

3. That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement, in the event that the site plan agreement is not executed within that period; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9.5 STATUS REPORT – COMPREHENSIVE ZONING BY-LAW PROJECT (CITY-WIDE) (10.5)**

Arvin Prasad, Commissioner, Development Services, introduced and provided a high level overview of the status on the Comprehensive Zoning By-law Project.

Brad Roberts, Manager, Zoning & Special Projects, delivered a presentation on the update of the Phase 3B of the Comprehensive Zoning By-law Project which included background information, challenges and opportunities, project charter, and project timelines. Mr. Roberts informed the Committee that the draft of the draft by-law is targeted for release by the first quarter of 2021 and will be presented to the Committee at a future meeting. He indicated that staff are proposing to conduct non-statutory open houses which will allow the public to provide their feedback on sections of the by-law. Mr. Roberts confirmed that a Statutory Public meeting will be scheduled at a future date. It was noted that staff are reviewing policies on soft landscaping especially in the rear and side yards to ensure appropriate function of drainage swales.

Ian Free, resident, addressed the Committee and expressed concerns with the delay in the project. Mr. Free advised that the current process takes too long and believes that timeline for the project should be shorter.

Christine Bergauer-Free, resident, addressed the Committee and expressed concerns with the project taking too long. Ms. Bergauer-Free believes that developers are pushing to process applications under the current by-law and zoning to have permits passed prior to the completion of the comprehensive zoning by-law project.

There was discussion on addressing the issues in the interim to assist resident concerns. There was also discussion on concerns with addressing paving that occurs in the rear and side yards.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the report titled, “Status Report – Comprehensive Zoning By-law Project – (City-wide) File #: PR 13 128340” dated November 23, 2020, be received; **and,**
2. **That the deputation of Christine Bergauer-Free and Ian Free, be received.**

**Carried**

## **9.6 IMPROVING THE STATE OF INFILL HOUSING: A MUNICIPAL STRATEGY (10.13)**

Chris Bird, Director of Building Standards, delivered a presentation on the Infill Housing Strategy which included the strategy development, goals, issues, and actions for encouraging good construction practices, improving communication, effective complaints management and enforcement, and next steps. Mr. Bird provided clarification on the information that is required and not required to be placed on the project information signs. It was noted that building inspectors under the *Ontario Building Code* are required to provide seven mandatory inspections and during the course of their inspections, inspectors will have the opportunity to address other concerns that may have been expressed at a location. Mr. Bird advised the Committee that an infill inspector has been reassigned and will be implemented once the inspector is up to date.

Ian Free, resident, addressed the Committee and supported the process. Mr. Free expressed concerns relative to only having one inspector and believes that the issues with responding to residents' concerns in a timely manner will not be addressed. He advised that an inspector should be available to respond to immediate concerns as they are occurring.

Christine Bergauer-Free, resident, address the Committee and expressed concern with not receiving responses relative to afterhours and weekend issues. Ms. Bergauer-Free expressed the importance of informing neighbouring households with surrounding infill projects and advised that fines should be issued to those violating by-laws.

The Committee discussed the following relative to the presentation:

- The typical number of infill projects occurring throughout Markham at a given time;

- Considering proactive enforcement in addressing infill concerns and issuing fines for violations;
- Concerns that there are not enough inspectors;
- Providing proper communications to the builder and the neighbouring households to keep them informed;
- Potentially providing additional phone numbers on the project information signage; and,
- Consider a direct contact for all departments to assist the public with communication.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the infill housing strategy proposed by the Chief Building Official in the report titled “Improving the State of Infill Housing: A Strategy” dated November 23, 2020, be adopted by Council and implemented by all affected departments to minimize the impact of infill construction on existing residential neighbourhoods; and,
2. **That the deputations of Christine Bergauer-Free and Ian Free, be received; and,**
3. That the Chief Building Official monitor the actions in this Strategy and bring forth a status report in Q4 of 2021, and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.7 FURTHER AMENDMENTS TO THE CONSERVATION AUTHORITIES ACT IN BILL 229: PROTECT, SUPPORT AND RECOVER FROM COVID-19 ACT (BUDGET MEASURES), 2020 (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced and provided the Committee with an overview of the proposed additional changes to core roles, function and mandate of conservation authorities under Bill 229. Mr. Prasad advised that Bill 229 was issued as Bulletin on the Environmental Registry of Ontario with no formal consultation. Given the significant impact of the proposed

amendments, staff are recommending that the Province pause approval and consult with relevant stakeholders on this matter.

It was requested that the staff report and resolution also be forwarded to the Regional Municipality of York; the Premier of the Province of Ontario; the Ministry of the Environment, Conservation, and Parks; the Ministry of Municipal Affairs and Housing; the Ministry of Natural Resources and Forestry; and all Members of Provincial Parliament representing constituencies within the Regional Municipality of York.

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “Further Amendments to the Conservation Authorities Act in Bill 229: Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020” be received; and,
2. That the City of Markham request that the Province withhold the enactment of Schedule 6 of Bill 229, the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* related to changes to the Conservation Authorities Act to allow for further review and consultation with municipalities, conservation authorities and the public; and,
3. That the staff report and resolution be forwarded to the Province of Ontario and Toronto and Region Conservation Authority; **the Regional Municipality of York; the Premier of the Province of Ontario; the Minister of the Environment, Conservation, and Parks; the Minister of Municipal Affairs and Housing; the Minister of Natural Resources and Forestry; and all Members of Provincial Parliament representing constituencies within the Regional Municipality of York;** and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **10.1 DONALD COUSENS PARKWAY EXTENSION TRANSPORTATION PLANNING STUDY - KEY RESULTS (CITY-WIDE) (5.10)**

That the Development Services Committee consented to postpone the item to its next meeting.

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the report entitled “Donald Cousens Parkway Extension Transportation Planning Study – Key Results”, be received; and,
2. That Council endorse the finding that no new road corridor and right-of-way west of Highway 48 is needed for the conceptual Donald Cousens Parkway Extension; and,
3. That York Region be requested to remove the Donald Cousens Parkway Extension Corridor west of Highway 48 from the Region’s Official Plan 2010; and,
4. That Map 10 and all associated policies of the City of Markham’s Official Plan, 2014 be amended to remove the Donald Cousens Parkway Extension Corridor west of Highway 48; and,
5. That the City Clerk send a copy of this report and Council resolution to York Region and request York Region to confirm its concurrence; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

**10.2 AUTHORITY TO PROVIDE DEVELOPMENT CHARGE CREDITS AND/OR REIMBURSEMENTS TO LINDWIDE DEVELOPMENTS (CORNELL) LIMITED FOR THE CONSTRUCTION OF INFRASTRUCTURE ON THE CITY’S BEHALF (WARD 5) (7.11, 5.0)**

Brian Lee, Director Engineering, addressed the Committee and summarized the details outlined in the report. Mr. Lee advised that the proposed development charge credits specifically addresses the engineering infrastructure that was established in the 2017 background study and confirmed that the implementation Cornell trails is not affected by the recommendations of this report.

There was discussion on the details of the Cornell trails and the future trails on Donald Cousens Parkway north of the 407ETR.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the report entitled “Authority to provide Development Charge Credits and/or Reimbursements to Lindwide Developments (Cornell) Limited for the Construction of Infrastructure on the City’s Behalf (Ward 5)” be received; and,
2. That Council authorize a City Wide Hard Development Charge credit and/or reimbursement not exceeding \$331,740, to Lindwide Developments (Cornell) Limited relating to its portion of the construction costs associated with a pressure reducing valve (“PRV”) and a Chamber at the intersection of Cornell Rouge Blvd. and Highway 7 and a watermain on Highway 7 from Cornell Rouge Blvd. to Donald Cousens Parkway; and,
3. That Council authorize a City Wide Hard Development Charge credit and/or reimbursement not exceeding \$713,837, to Lindwide Developments (Cornell) Limited relating to its portion of the property and construction costs associated with the right-of-way, exceeding 23 metres and asphalt exceeding 11.0 metres, on Bur Oak Avenue from Highway 7 to 260 metres South; and,
4. That Council authorize a City Wide Hard Development Charge credit and/or reimbursement not exceeding \$550,717, to Lindwide Developments (Cornell) Limited relating to its portion of the property and construction costs associated with the right-of-way, exceeding 23 metres and asphalt exceeding 11.0 metres, on William Forster Road from Highway 7 to 200 metres South; and,
5. That all of the above credits or reimbursements shall be the absolute value of the credits and reimbursements, and that HST, interest and/or indexing shall not be credited or reimbursed; and,
6. That the Mayor and Clerk be authorized to execute a Development Charge Credit and/or Reimbursement Agreement(s), if required, in accordance with the City’s Development Charge Credit and Reimbursement Policy, with Lindwide Developments (Cornell) Limited, or its successors in title to the satisfaction of the Treasurer and the City Solicitor; and further;
7. That staff be directed to do all things necessary to give effect to this report.

**Carried**

## **11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

### **11.1 MARKHAM SMALL BUSINESS CENTRE 2019-2020 BUSINESS RESULTS AND 2021 OBJECTIVES (10.16)**



That the Development Services Committee consented to postpone the item to its next meeting.

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the report entitled “Markham Small Business Centre 2019-2020 Business Results and 2021 Objectives” be received and endorsed; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

## **12. MOTIONS**

There were no motions.

## **13. NOTICES OF MOTION**

There were no notices of motion.

## **14. NEW/OTHER BUSINESS**

There were no new/other business.

## **15. ANNOUNCEMENTS**

There were no announcements.

## **16. CONFIDENTIAL ITEMS**

The Development Services Committee did not proceed into confidential session.

### **16.1 DEVELOPMENT AND POLICY ISSUES**

#### **16.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – OCTOBER 13, 2020 AND NOVEMBER 9, 2020 (10.0) [Section 239 (2) (e) (f)]**

The Development Services Committee consented to postpone consideration of this item to a future meeting.

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

**APPEAL - 73 MAIN STREET MAIN STREET SOUTH [SECTION 239 (2) (e)]**

The Development Services Committee consented to refer this matter directly on the November 24, 2020 confidential Council agenda for consideration.

**17. ADJOURNMENT**

Moved by Councillor Khalid Usman

Seconded by Councillor Keith Irish

That the Development Services Committee meeting adjourn at 3:23 PM.

**Carried**