

Development Services Committee Minutes

Meeting Number 5
February 25, 2019, 9:30 AM - 3:00 PM
Council Chamber

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 (arrived at 12:28 p.m.) Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci (arrived at 10:02 a.m.) Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Trinela Cane, Commissioner, Corporate Services Brenda Librecz, Commissioner, Community & Fire Services Catherine Conrad, City Solicitor & Acting Director, Human Resources Bryan Frois, Chief of Staff Brian Lee, Director Engineering	Biju Karumanchery, Director, Planning & Urban Design Ron Blake, Senior Manager, Development Murray Boyce, Senior Project Coordinator Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Marg Wouters, Senior Manager, Policy & Research Alida Tari, Manager, Access & Privacy Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Committee convened at the hour of 9:34 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

The Development Services Committee recessed at 11:26 a.m.

The Development Services Committee reconvened at 11:43 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 11, 2019 (10.0)

Moved by Regional Councillor Joe Li
Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held February 11, 2019, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Michael Mungy, Captain, Fire Services, 20 years

Emma Girard, Communications Advisor, Legislative Services and Communications, 20 years

Paul Singleton, Supervisor, Community Facility, Recreation Services, 20 years

Carlo Santoro, Building Inspector II, Building Standards, 15 years

Janet Reid, Collections Coordinator (Museum), Culture-Museum-Curatorial Services, 10 years

Nancy Myles, Senior Health & Safety Specialist, Human Resources, 10 years

Lisa Riegel, Assistant City Solicitor, Legal Services, 10 years

Raymond Law, Manager, Business & Technical Services, Operations, 10 years

Michael Dipasquale, Supervisor, Waste Management, Environmental Services, 5 years

Daniel Brutto, Planner II, Planning & Urban Design, 5 years

Anthony Cosentino, Facility Operator I, Recreation Services, 5 years

5. DEPUTATIONS

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 HISTORIC UNIONVILLE COMMUNITY VISION COMMITTEE MINUTES – JUNE 20, 2018, SEPTEMBER 19, 2018, OCTOBER 17, 2018 AND NOVEMBER 21, 2018 (10.0)

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the minutes of the Historic Unionville Community Vision Committee meetings held June 20, 2018, September 19, 2018, October 17, 2018 and November 21, 2018, be received for information purposes.

Carried

8.2 MAIN STREET MARKHAM COMMITTEE MINUTES – MAY 16, 2018 AND SEPTEMBER 19, 2018 (16.0)

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the minutes of the Main Street Markham Committee meetings held May 16, 2018 and September 19, 2018, be received for information purposes.

Carried

8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – NOVEMBER 12, 2018 (16.0)

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held November 12, 2018, be received for information purposes.

Carried

8.4 PRELIMINARY REPORT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY 10-20 FINCHAM INC. TO PERMIT FOURTEEN TOWNHOUSE AND TWO SEMI-DETACHED DWELLINGS AT 10 AND 20 FINCHAM AVENUE (SOUTHEAST

INTERSECTION OF 16TH AVENUE AND FINCHAM AVENUE) (WARD 4) FILES OP/ZA 18 108216 (10.3, 10.5)

The Committee consented that, prior to the scheduling of a statutory public meeting, planning staff be directed to advise the local Councillor to allow for the opportunity to hold a community information meeting in advance of the statutory public meeting, if required.

It was also resolved that all members of Council should be notified, and that any issue in the timing of a statutory public meeting be brought to and decided by Development Services Committee.

Moved by Councillor Karen Rea

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by 10-20 Fincham Inc. to permit fourteen townhouse and two semi-detached dwellings at 10 and 20 Fincham Avenue (Southeast intersection of 16th Avenue and Fincham Avenue) (Ward 4)”, be received; and,
2. **That planning staff be directed to advise the local Councillor of a proposed Statutory Public Meeting date for development applications prior to the Statutory Public Meeting being scheduled to provide the local Councillor with the opportunity to hold a Community Information meeting, if necessary, and to notify all Members of Council of the Statutory Public Meeting date prior to public notice being given.**

Carried

8.5 PRELIMINARY REPORT SCARDRED 7 COMPANY LIMITED 4038 HIGHWAY 7 (NORTH SIDE, EAST OF VILLAGE PARKWAY) APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT A RESIDENTIAL DEVELOPMENT ACCOMMODATING 50 TOWNHOUSE DWELLINGS AND 20 SINGLE DETACHED DWELLINGS (WARD 3) FILE NO. ZA/SU 18 180309 (10.5, 10.7)

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the report titled “PRELIMINARY REPORT, Scardred 7 Company Limited, 4038 Highway 7 (north side, east of Village Parkway), Applications for zoning by-law amendment and draft plan of subdivision to permit a residential development accommodating 50 townhouse dwellings and 20

single detached dwellings (Ward 3), File No. ZA/SU 18 180309;” be received.

Carried

8.6 PRELIMINARY REPORT SARENA PROPERTIES LTD. ZONING BY-LAW AMENDMENT APPLICATION TO EXTEND PERMISSION FOR TEMPORARY USES AT 197 & 199 LANGSTAFF RD FILE NO.: ZA 18 257917, WARD 1 (10.5)

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the report dated February 25th, 2019, titled “PRELIMINARY REPORT, Sarena Properties Ltd., Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road, File No.: ZA 18 257917, Ward 1”, be received;

Carried

8.7 PRELIMINARY REPORT CONDOR PROPERTIES LTD. LANGSTAFF PHASE 1A DEVELOPMENT ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE HIGH RISE DEVELOPMENT FOR 910 UNITS AT 25, 11, 9 AND 5 LANGSTAFF ROAD, SOUTHWEST OF YONGE STREET AND HIGHWAY 407 FILE NOS: ZA/SU 18 162178, WARD 1 (10.5, 10.7)

Andrew Ferancik, on behalf of WND Associates, was in attendance to answer any questions with respect to the proposed development.

The Committee discussed the timetable for the appointment of the four Development Services subcommittees. Regional Councillor Jack Heath advised that he would like to be included in meetings that take place through the Thornhill Subcommittee relative to this application.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the report dated February 25th, 2019, titled “Preliminary Report, Condor Properties Ltd., Langstaff Phase 1A Development, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstasff Road, south west of Yonge Street and Highway 407, File Nos: ZA/SU 18 162178, Ward 1”, be received; and,

2. That the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications be referred to the Thornhill Sub-Committee for comments prior to the statutory Public Meeting; and further,
3. That City Council direct the City Solicitor and Staff to oppose any appeal of the application for Zoning By-law Amendment and Draft Plan of Subdivision for 25, 11, 9 and 5 Langstaff Road, if an appeal(s)is/are made based on City Council's failure to make a decision within the statutory timeframe set out in the Planning Act, taking a position consistent with the planning comments set out in the report dated February 25th, 2019 and any further direction from the City Solicitor and the Commissioner of Development Services.

Carried

8.8 STEELES AVENUE WIDENING UPDATE - EAST OF MARKHAM ROAD TO NINTH LINE (WARDS 7 &8) (5.10)

The Committee requested that staff investigate the status of the Steeles Widening project in the City of Toronto and York Region's 2019 capital budget, and report back to Council if there is any risk of the project being delayed.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the memorandum titled “Steeles Avenue Widening Update – East of Markham Road to Ninth Line (Wards 7 & 8)” be received; and,
2. That Council reiterates to the Regional Municipality of York the importance of timely completion of Steeles Avenue East between east of Markham Road and Ninth Line; and,
3. That the Regional Municipality of York be requested to confirm the timing of the completion of Steeles widening with the City of Toronto; 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 CITY OF MARKHAM COMMENTS ON PROPOSED AMENDMENT 1 TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2017 (10.0)

Arvin Prasad, Commissioner, Development Services, provided a brief overview of the staff report regarding the Province's Proposed Amendment 1 to the Growth

Plan for the Greater Golden Horseshoe, 2017, and the recommendations put forward by staff.

The Committee discussed the potential impact of the amendment's proposed intensification targets on the City's ability to provide for an appropriate mix of housing options in Markham. It was noted that more time is needed prior to the Province finalizing Amendment 1 to better understand the full impact of a higher intensification target on municipalities. Staff confirmed that this recommendation would be reflected in a revised Appendix 'A' to the staff report.

Randy Peddigrew, The Remington Group, addressed the Committee regarding the staff report. Mr. Pettigrew spoke in opposition to the Province's delineation of "provincially significant employment zones" (PSEZs) as creating a barrier to mixed use development required to build vibrant and integrated communities.

The Committee discussed the following relative to the report:

- reasonable or achievable intensification targets for Markham
- the importance of maintaining municipal control over employment lands in urban growth centres and major transit station areas to provide for the flexibility of mixed-use development
- that staff include in its recommendations to the Province the City's desire to maintain control over site-specific employment lands where opportunities for conversion to mixed-use may be appropriate
- the importance of obtaining a guarantee from the Province for long-term transit funding required to support growth through intensification
- the importance of long-term planning and protection of lands surrounding potential major transit stations

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the report entitled, "City of Markham Comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017", dated February 25, 2019, be received;
2. That this report, including specific recommendations for changes to Proposed Amendment 1, as summarized in the **Revised Appendix 'A'**, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing, and York Region, as the City of Markham's comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, the associated proposed framework for provincially significant employment zones, and the associated proposed Ontario regulation changes;

3. That the Province not allow urban expansions outside of a municipal comprehensive review, except where such expansions are initiated by a local municipality, are minor and are contiguous to an existing urban area with full servicing;
4. That the Province be advised that the City of Markham does not support the conversion of employment lands outside of the municipal comprehensive review process;
5. That the Province consult with the City of Markham and York Region staff on the proposed provincially significant employment zones to further refine the mapping having regard to local planning considerations;
6. That the Province provide a predictable **and guaranteed** program of transit funding to ensure delivery of higher order transit that is critical to support intensification in Markham;
7. And further that staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

9.2 FEDERAL, PROVINCIAL AND REGIONAL AFFORDABLE AND RENTAL HOUSING INITIATIVES (10.0)

Arvin Prasad, Commissioner, Development Services provided a brief overview of the report and staff's recommendations contained within the report.

Murray Boyce, Senior Project Coordinator, Policy & Research, delivered a PowerPoint presentation relative to the information contained within the report.

The Committee discussed the following relative to the report:

- the importance of federal, provincial and municipal participation and collaboration in developing effective rental and affordable housing solutions
- potential municipal and provincial financial considerations for seniors requiring property tax relief
- the need for greater program funding from the Province for affordable housing initiatives
- the potential of leveraging vacant Crown lands located along GO Transit rail lines for purpose-built rental and affordable housing
- leveraging the existing housing stock in Markham to meet immediate rental housing needs, including promotion of secondary suites and "shared housing" options as provided for in the 2014 Official Plan
- the importance of ensuring that the costs associated with providing affordable and rental units through inclusionary zoning are not passed on to other units in

a development, and that in addition to inclusionary zoning, financial incentives should be considered to offset the development costs for affordable and rental units

- consideration to potential municipal incentives that would encourage developers to build purpose-built rental and affordable units in Markham

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019 be received; and,
2. That the Federal Minister responsible for the Canada Mortgage and Housing Corporation be advised of Council’s support for the National Housing Strategy and the City of Markham’s interest in partnering with senior levels of government, non-profit housing organizations and rental cooperatives, and the private sector on a future eligible affordable and rental housing project in Markham; and,
3. That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019, be forwarded to:
 - a. the Assistant Deputy Minister of Municipal Affairs and Housing and that Council express its support for inclusionary zoning and request the Province to provide additional financial incentives such as the deferral of provincial education development charges and an allocation of a portion of the non-resident speculation tax collected in York Region, in support of future eligible affordable and rental housing projects in Markham; and
 - b. the Commissioner of Corporate Services and the Chief Planner of York Region in response to the request for comments on the draft Rental Housing Incentives Guideline for purpose built rental housing, and that Council express its support for the Guideline and request the Region to consider a 60 month Regional development charge deferral, and a tax increment equivalent grant program for the Regional portion of property taxes for up to 10 years, in support of future eligible affordable and rental housing projects in Markham; and,
4. That the updated Affordable and Rental Housing Strategy for the City of Markham, to be brought forward for Markham Council consideration, include options for inclusionary zoning and additional financial incentives in response to the Region’s draft Rental Housing Incentives Guideline, including a 60 month development charge deferral, a 48 month development application fee deferral, and an incentive equivalent to a 10 year tax increment equivalent

grant on the Markham portion of the property taxes, for eligible affordable and rental housing projects in Markham; and further,

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

Carried

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

There was no 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".*

13. ANNOUNCEMENTS

There were no announcements.

14. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Isa Lee

1. That the Development Services Committee adjourn at 1:12 p.m.

Carried