

## Development Services Committee Minutes

**Meeting Number 19**

**November 25, 2019, 9:30 AM - 3:00 PM**

**Council Chamber**

|           |  |  |
|-----------|--|--|
| Roll Call | Mayor Frank Scarpitti  | Councillor Reid McAlpine   |
|           | Deputy Mayor Don Hamilton (left at 2:59 PM)                          | Councillor Karen Rea   |
|           | Regional Councillor Jack Heath                                       | Councillor Andrew Keyes  |
|           | Regional Councillor Joe Li   | Councillor Amanda Collucci   |
|           | Regional Councillor Jim Jones  | Councillor Khalid Usman  |
|           | Councillor Keith Irish   | Councillor Isa Lee   |
|           | Councillor Alan Ho   |  |
| Staff     | Andy Taylor, Chief Administrative Officer                            | David Miller, Manager, West District                                     |
|           | Arvin Prasad, Commissioner, Development Services                     | Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering |
|           | Trinela Cane, Commissioner, Corporate Services                       | Stephanie DiPerna, Manager, Plans Review                                 |
|           | Claudia Storto, City Solicitor and Director of Human Resources       | Matthew Vetere, Manager, Budgeting                                       |
|           | Bryan Frois, Chief of Staff  | John Yeh, Manager, Strategy & Innovation                                 |
|           | Joel Lustig, Treasurer   | Francesco Santaguida, Assistant City Solicitor                           |
|           | Ron Blake, Senior Development Manager, Planning & Urban Design       | Scott Chapman, Election & Council/Committee Coordinator                  |
|           | Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship |  |

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### **1. CALL TO ORDER**

The Development Services Committee convened at the hour of 9:32 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 12:06 PM and reconvened at 1:01 PM.  
 Development Services Committee recessed at 1:07 PM and reconvened at 1:12 PM.

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

None disclosed.

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

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – NOVEMBER 12, 2019 (10.0)**

Moved by Deputy Mayor Don Hamilton  
 Seconded by Councillor Keith Irish

1. That the minutes of the Development Services Committee meeting held November 12, 2019, be confirmed.

**Carried**

## **4. PRESENTATIONS**

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

Mayor Frank Scarpitti, members of Development Services Committee, and senior staff recognized the following members of staff for their years of service to the City of Markham:

Chee Tung, Building Engineer, Building Standards, 40 years

Carla Crockett, Building Inspector II, Building Standards, 30 years

Mary Hristov, Licensing Officer, Legislative Services and Communications, 30 years

Gregory Lees, Provincial Offences Officer II, Legislative Services and Communications - Bylaws, 30 years

Lorne Dehaas, Supervisor, Community Facility, Recreation Services, 30 years

Kevin Hicks, Facility Operator III, Angus Glen C.C., Recreation Services, 30 years

Janet Clarry, Alarm Room Supervisor, Fire Services, 25 years

Jacqueline Dyson-Fleming, Public Education Officer, Fire Services, 25 years

Pablo Cufre, General Repair/Chief Operations, Recreation Services, 25 years

Mark Visser, Sr Manager Strategy Innovation & Investments, Financial Services, 20 years

Linda Canton-Yuen, Provincial Offences Officer I, Legislative Services and Communications - Bylaws, 20 years

Jill McWhinnie, Senior Licensing & Standards Officer, Legislative Services and Communications - Bylaws, 20 years

Kevin Beck, General Repair/Chief Operator, Recreation Services, 20 years

Carrie Colangelo, Coordinator, Research & Marketing, Culture-Admin-Culture Services, 15 years

Sandra Tam, Senior Business Development Officer, Dpt Econ Gr, C & E - Dept. Support, 15 years

Mario Puopolo, Supervisor, Waterworks, Environmental Services, 15 years

Paul Sit, Fire Prevention Officer, Fire Services, 15 years

Antonietta Rescigno, Community Outreach Assistant, Recreation Services, 15 years

Donald Roe, Supervisor, Community Program, Recreation Services, 15 years

Kirk Berthiaume, Firefighter, Fire Services, 10 years

Brett Dean, Firefighter, Fire Services, 10 years

James Douma, Firefighter, Fire Services, 10 years

Rebecca Ellis, Firefighter, Fire Services, 10 years

Blair Gallant, Firefighter, Fire Services, 10 years

Angela Hrkac, Firefighter, Fire Services, 10 years

Andrew Ireland, Firefighter, Fire Services, 10 years

Samuel Kim, Firefighter, Fire Services, 10 years

Andrew Kubes, Firefighter, Fire Services, 10 years

Alexander Marshall, Firefighter, Fire Services, 10 years

David McCartney, Firefighter, Fire Services, 10 years

Matthew McKnight, Firefighter, Fire Services, 10 years

Roman Mosor, Firefighter, Fire Services, 10 years

Colin Rose, Firefighter, Fire Services, 10 years

Mark Siu, Senior Capital Works Engineer, Engineering, 5 years

Ziad Yassi, Senior Development Engineer, Engineering, 5 years

Jeewon Jay Pak, Senior Financial Analyst, Financial Services, 5 years

Zahra Budhwani, Human Resources Coordinator, Human Resources, 5 years

Janet Beatty, Manager, Community, Recreation Services, 5 years

Jason Henwood, Facility Operator II, Recreation Services, 5 years

Pete Mangos, Facility Operator I, Pan Am Centre, Recreation Services, 5 years

## **5. DEPUTATIONS**

Deputations were provided for the following item:

#9.1 - Ladies Golf Club of Toronto

Refer to the individual item for the deputation details.

## **6. COMMUNICATIONS**

Communications were submitted for the following items:

#9.1 - Ladies Golf Club of Toronto

#9.2 - Development Fee and Building Fee By-law Update

## **7. PETITIONS**

There were no petitions.

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

### **8.1 THORNHILL SUB-COMMITTEE MINUTES - OCTOBER 15, 2019 (LANGSTAFF GATEWAY) (10.0)**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That the minutes of the Thornhill Sub-Committee (Langstaff Gateway) meetings held October 15, 2019, be received for information purposes.

**Carried**

**8.2 MARKHAM SUB-COMMITTEE MINUTES (CORNELL ROUGE NATIONAL URBAN PARK GATEWAY) - SEPTEMBER 30, 2019 (10.0)**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That the minutes of the Markham Sub-Committee (Cornell Rouge National Urban Park Gateway Study) meeting held September 30, 2019, be received for information purposes.

**Carried**

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

**9.1 RECOMMENDATION REPORT - THE LADIES GOLF CLUB OF TORONTO, APPLICATIONS BY 2526574 ONTARIO LIMITED (TRIDEL) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN APPROVAL TO PERMIT A TWELVE STOREY RESIDENTIAL BUILDING AND A FOURTEEN STOREY RESIDENTIAL BUILDING ON THE SOUTH EAST SIDE OF ROYAL ORCHARD, WEST OF BAYVIEW AVENUE (7859 YONGE STREET) FILE NOS. OP/ZA 18 171600 AND SPC 18 256868 (WARD 1) (10.3, 10.5)**

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

Mike Mestyan, Tridel, and Kate Cooper, Bousfields Inc., representatives for the applicant, addressed the Committee and delivered a presentation on the development applications, including an overview of the proposed site plan and key revisions made to the original proposal following consultations with staff and the local community.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

That Development Services Committee suspend the rules of procedure to permit individuals to read the written submissions of persons not in attendance for this item.

**Carried by a Two Thirds Vote of Members Present**

Joan Anderton, Vice President of the Ladies' Golf Club of Toronto Board of Directors, addressed the Committee and spoke in support of the development applications. Ms. Anderton requested that Committee endorse the staff recommendation, noting the importance of the project in securing the legacy and continued viability of the Ladies' Golf Club of Toronto.

Ted Langdon, Markham resident, addressed the Committee and spoke in support of the development applications. Mr. Langdon requested that the Committee endorse the staff recommendation, identifying the community benefits that may be secured through the proposed development such as the provision of premium condominium housing, community servicing infrastructure improvements, and the continued viability of the Ladies' Golf Club of Toronto.

Eric Lakien, representative for the Board of Directors for York Region Condominium Corporation No. 798, addressed the Committee and expressed the Board's support for the development applications, subject to the applicant's commitment to addressing the issue of traffic infiltration through the private roads of the neighbouring Landmark condominium complex as noted in the Board's written communications to Development Services Committee at the statutory public meeting held on January 22, 2019.

John McIntosh, Markham resident, addressed the Committee and spoke in support of the development applications.

Alena Gotz, representative for the Aileen-Willowbrook Residents Ratepayers Association, addressed the Committee and stated concerns with the development applications, including increased traffic congestion and a potential shortage in existing community services resulting from the proposed scale of residential intensification.

Evelin Ellison, representative for the Ward One South Residents Ratepayers Association, addressed the Committee and stated concerns with the development applications, including the loss of greenspace and the capacity of existing road and servicing infrastructure to accommodate the proposed scale of residential intensification.

Joan Feng addressed the Committee on behalf of Brian Korson, Aileen-Willowbrook Residents Ratepayers Association, and related Mr. Corson's concerns with the development applications, including impacts to local traffic congestion and traffic safety issues resulting from the proposed increases in residential density.

Alena Gotz addressed the Committee on behalf of Roman Komarov, Aileen-Willowbrook Residents Ratepayers Association, and related Mr. Komarov's concerns with the development applications, including impacts to local traffic congestion resulting from the proposed increases in residential density.

Mia Poscente, representative for the Royal Orchard Ratepayers Association, addressed the Committee and spoke in support of the development applications. Ms. Poscente requested that the Committee endorse the staff recommendation, identifying the community benefits that may be secured through the proposed development including critical upgrades to storm sewer infrastructure and the continued viability of the Ladies' Golf Club of Toronto.

Pam McLennan, Markham resident, addressed the Committee and spoke in support of the development applications.

The Committee discussed the following relative to the development applications:

- Importance of ensuring the continued and long-term viability of the Ladies' Golf Club of Toronto;
- Opportunity for accelerated delivery of critical stormwater and sewer infrastructure upgrades to the surrounding community through the proposed development;
- Constraints of future public trail connections to the Pomona Mills trail through the golf course valley lands;
- Opportunities for further discussion with York Region regarding the merits of widening Royal Orchard Boulevard to accommodate a dedicated left turn lane into the proposed development;
- Concerns about the scale of proposed underground parking and potential impacts on local traffic congestion;
- Securing contributions from the applicant toward traffic control improvements on Royal Orchard Boulevard and Bayview Avenue; and,
- Sustainable design features to be incorporated into the proposed development.

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

1. That the report titled “The Ladies’ Golf Club of Toronto, Applications by 2526574 Ontario Limited (Tridel) for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit a twelve storey residential

building and a fourteen storey residential building on the south east side of Royal Orchard, west of Bayview Avenue (7859 Yonge Street) File Nos. OP/ZA 18 171600 and SPC 18 256868 (Ward 1)” be received; and,

2. **That the deputations made by Joan Anderton on behalf of the Ladies' Golf Club of Toronto Board of Directors, Ted Langdon, Eric Lakien, John McIntosh, Alena Gotz on behalf of the Aileen-Willowbrook Residents Ratepayers Association, Evelin Ellison on behalf of the Ward One South Residents Ratepayers Association, Joan Feng on behalf of Brian Korson, Alena Gotz on behalf of Roman Komarov, Mia Poscente on behalf of the Royal Orchard Ratepayers Association, and Pam McLennan be received; and,**
3. **That the written communications submitted by Mia Poscente on behalf of the Royal Orchard Ratepayers Association, Gareth Stackhouse, Fogler Rubinoff LLP, on behalf of the Landmark Shared Facilities Committee, and Peter Rawson be received; and,**
4. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be finalized and approved; and,
5. That the amendments to Zoning By-laws 2150 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted, without further notice; and,
6. That the Site Plan application by The Ladies’ Golf Club of Toronto be endorsed in principle, subject to the Conditions attached as Appendix ‘C’ and that Site Plan approval be delegated to the Director of Planning and Urban Design or his designate; and,
7. 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,
8. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix ‘B’ to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
9. That servicing allocation for one hundred seventy three (173) dwelling units be assigned to the subject development; and,



10. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
11. That Council authorizes the City to enter into an agreement with the developer, to share the costs associated with municipal service upgrades required along Royal Orchard Boulevard, to accommodate the development of the “Subject Lands” for high rise residential condominium buildings, to the satisfaction of the CAO and the City Solicitor; and further,
12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9.2 DEVELOPMENT FEE AND BUILDING FEE BY-LAW UPDATE (ALL WARDS) (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced the staff report.

John Yeh, Manager, Strategy & Innovation, delivered a presentation on the proposed updates to the City of Markham's Development Fee By-law and Building Fee By-law.

There was discussion regarding the scale of development fees collected in Markham relative to other municipalities in the Greater Toronto Area. There was also discussion on the relative impact of the proposed updates to Markham's development fee structure on the City's development reserves.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Khalid Usman

1. That the Report titled “Development Fee and Building Fee By-laws Update (All Wards)” dated November 25, 2019 be received; and,
2. **That the written communications provided by Carmina Tupe on behalf of the Building Industry and Land Development Association (BILD) be received; and,**
3. That the proposed amendments be referred to the Development Services Committee Public Meeting to be held on December 3, 2019; and,
4. **That Staff be directed to meet with representatives of the Building Industry and Land Development Association (BILD) regarding the**

**proposed amendments prior to the December 3, 2019 Development Services Committee Public Meeting; and further,**

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

**Carried**

**10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

**10.1 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES (MAY 8, JUNE 12, SEPTEMBER 18, 2019) AND EXTRACT DATED MAY 8, 2019 (16.0)**

There was no discussion on this item.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the minutes of the Friends of the Markham Museum Board meeting held May 8, June 12 and September 18, 2019, be received for information purposes; and,
2. That Council endorse the recommendations from the May 8, 2019 Friends of the Markham Museum Board Extract:

"THAT the list of artifacts for deaccession (attachment C) from the Saw Mill and Honey House Collection (in Chapman House) be approved for acceptance and submitted to the City of Markham for final approval."

**Carried**

**11. MOTIONS**

There were no motions.

**12. NOTICES OF MOTION**

There were no notices of motion.

**13. NEW/OTHER BUSINESS**

There was no new / other business.

#### **14. ANNOUNCEMENTS**

There were no announcements.

#### **15. CONFIDENTIAL ITEMS**

Development Services Committee did not proceed into confidential session.

##### **15.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - NOVEMBER 12, 2019 (10.0) [Section 239 (2) (e)]**

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

##### **15.2 CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

###### **15.2.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD - PROPERTY MATTER - WARD 2 (8.0) [Section 239 (2) (c)]**

**\*Development Services Committee consented to consider this item in public session.**

###### **MARKHAM INNOVATION EXCHANGE (MiX) (8.0)**

Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship, delivered a presentation on the Markham Innovation Exchange (MiX). Mr. Chait provided members of Committee with an overview of the MiX project, including the timeline of the development concept for the subject lands, strategic vision for the MiX area, and recommended next steps.

Joe Berridge, Urban Strategies, addressed the Committee and provided members with an overview of the strategic context of the subject lands as well as the economic development opportunities associated with the MiX vision relative to emerging trends in the information technology economy.

The Committee discussed the following relative to the presentation:

- Distinguishing features and strategic opportunities associated with an innovation district development model relative to those of urban growth centres and traditional business parks;

- Opportunity to leverage and support Markham's reputation as a leader in the information technology economy through strategic implementation of the MiX project;
- Importance of securing appropriate employment uses in the Phase 1 development process in accordance with the long-term vision and objectives of the MiX;
- Need for commercial amenities and public transit enhancements to attract and retain investment in the MiX;
- Suggested inclusion in the RFP a call for advice on strategic real estate investment options to optimize returns on lands owned by the City within the MiX area; and,
- Anticipated timetable for the delivery of servicing infrastructure for the Phase 1 lands.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

- 1. That the presentation entitled “Markham Innovation Exchange (MiX)” be received; and,**
- 2. That staff be authorized to engage in an RFP process for the advisory/consulting work necessary to prepare the call for investor interest; and,**
- 3. That Capital funds not exceeding \$510,000 (inclusive of HST) be pre-approved as part of the 2020 Capital Budget for advisory/consulting work to prepare the call for investor interest, and to be funded from the Land Acquisition Reserve; and further,**
- 4. That staff be directed to do all things necessary to give effect to the recommendations in the staff presentation.**

**Carried**

## **16. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the Development Services Committee meeting adjourn at 3:36 PM.

**Carried**