

Development Services Public Meeting Minutes

Meeting Number 12
December 3, 2019, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	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	Amanda Crompton, Planner II, Planning & Urban Design
	Biju Karumanchery, Director, Planning & Urban Design	Laura Gold, Council/Committee Coordinator
	Chris Bird, Director, Building Standards	Scott Chapman, Election & Council/Committee Coordinator
	Joel Lustig, Treasurer	John Yeh, Manager of Strategy & Innovation
	David Miller, Manager, West District	Matthew Vetere, Manager of Budgeting

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT TO FACILITATE THE CREATION OF THE VICTORIA GLEN SECONDARY PLAN NORTH OF ELGIN MILLS ROAD AND EAST OF VICTORIA SQUARE BOULEVARD IN THE NORTH MARKHAM FUTURE URBAN AREA

FILE NO: PLAN 19 129512 WARD 2 (10.3, 10.4)

The Public Meeting this date was to consider an application submitted by the Victoria Glen Landowners for an Official Plan Amendment to facilitate the creation of the Victoria Glen Secondary Plan (Files: Plan 19 129512, Ward 2).

The Committee Clerk advised that 144 notices were mailed on November 13, 2019, and that a Public Meeting sign was posted on November 8, 2019. There was one written submission received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Deputations

Michael Auduong, Armstrong Planning, representing the development to the west of the development proposal provided the following feedback:

- Advised that infrastructure was installed by his client that benefits future landowners;
- Requested that a cost sharing agreement be put in place to share the cost of this infrastructure.

Tammy Armes provided the following feedback on the development proposal:

- Suggested that more condominiums/apartments should not be built until the Cathedral Town condominiums are built;
- Noted there is little transit in the area to support condominium living;
- Inquired if Elgin Mills Road will be widened to address the added density to the area.

In response to inquiries from the deputations, staff advised that Elgin Mills Road would be widened to accommodate new development in the Future Urban Area, however they were unable to confirm the timing of the widening. Staff advised that the timing of the construction of a condominium is up to the landowner.

Committee requested that the City's Engineering Department provide a response to the resident regarding when Elgin Mills Road will be widened.

The Applicant advised that as part of the development of the Future Urban Area, the City will be conducting an Environmental Assessment on the widening of Elgin Mills Road. Also, York Region is conducting an Environmental Assessment on the widening of Warden Avenue and Kennedy Road up to Elgin Mills. Furthermore, the landowners are doing an Environmental Assessment on the collector roads in the area.

Members of Council provided the following feedback on the development proposal:

- Requested that staff investigate whether enough land is being dedicated to parkland relative to similar developments;
- Inquired if there is only one east/west road connection to Victoria Square Boulevard as shown on the Land Use Map;
- Inquired if a trail is being proposed;
- Suggested there should be more diversity in the housing type, for example duplexes, and triplexes;
- Suggested the development proposal should include purpose-built rentals, and that the townhomes should be wider;
- Suggested putting the mid-rise buildings and any retail units closer to Elgin Mills Road;
- Inquired if restricting access to municipal services would encourage the condominium developer in Cathedral Town to proceed with construction in a more timely fashion.

In response to Committee inquiries, staff advised that the parkland dedication will be reviewed by staff to ensure it is adequate. There are plans to have a trail on the east side of the proposed development, but the plans are currently still conceptual. The development proposal includes two connections to Victoria Square Boulevard to the west (one collector road and one local road).

Staff advised that municipalities reserve the option to revoke the rights to municipal servicing when a development fails to be built within a specified period. However, this was not recommended, as there are no restraints on municipal servicing at this time.

Committee requested that an update on Cathedral Town be provided to the Development Services Committee in 2020, and that impacted residents be notified when this item is brought forward.

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the record of the Public Meeting held on December 3, 2019, with respect to the proposed Official Plan Amendment application submitted by Victoria Glen Landowners, File PLAN-19-129512, be received; and,
2. That the Official Plan Amendment application submitted by Victoria Glen Landowners, File PLAN-19-129512, be referred back to staff for a report and recommendation; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

3.2 DEVELOPMENT FEE AND BUILDING FEE BY-LAW UPDATE (ALL WARDS) (10.0)

The Public Meeting this date was to consult the public on the Development Fee and Building Fee By-Law Update.

The Committee Clerk advised that notice was provided Citywide on November 14, 2019 in the Markham Economist & Sun and in the Thornhill Liberal.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the written submission from Carmina Tupe, BILD regarding the proposed amendments to the Development and Building Fee By-Laws be received; and,
2. That the Record of the Public Meeting held on December 3, 2019, with respect to the proposed amendments to the Development and Building Fee By-laws be received; and,
3. That the amendment to By-law 211-83, as amended, "Tariff of Fees for the Processing of Planning Applications," substantially in the form attached as Attachment 'A', be enacted; and,

4. That By-law 2019-20 as amended be repealed and the attached "By-law respecting Construction, Demolition and Change of Use Permits and Inspections," attached as Attachment 'B', be enacted; and,
5. That the By-laws come into force and take effect on January 1, 2020; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Councillor Reid McAlpine

That the Development Services Committee adjourned at 7:36 PM.

Carried