

# Special Development Services Committee Minutes

## Meeting Number 4

February 11, 2020, 8:30 AM - 11:00 AM

Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho (arrived at 8:44 AM)
	Deputy Mayor Don Hamilton (left at 11:30 AM)	Councillor Reid McAlpine (left at 11:30 AM)
	Regional Councillor Jack Heath	Councillor Karen Rea (arrived at 9:09 AM)
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Amanda Collucci (left at 11:30 AM)
	Councillor Keith Irish (left at 11:30 AM)	Councillor Khalid Usman (left at 11:33 AM)
Regrets	Councillor Isa Lee	
Staff	Andy Taylor, Chief Administrative Officer	Biju Karumanchery, Director, Planning & Urban Design
	Arvin Prasad, Commissioner, Development Services	Ron Blake, Senior Manager, Development
	Claudia Storto, City Solicitor and	Francesco Santaguida, Assistant City Solicitor
	Director of Human Resources	Marg Wouters, Senior Manager, Policy & Research
	Bryan Frois, Chief of Staff	Scott Chapman, Election &
	Brian Lee, Director, Engineering	Council/Committee Coordinator

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## 1. CALL TO ORDER

The Special Development Services Committee meeting convened at the hour of 8:34 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 10:18 AM and reconvened at 10:33 AM.

## 2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

### **3. DEPUTATIONS**

Deputations were made for the following item:

5.1 - City of Markham's Comments on York Region's Draft Employment Framework.

Refer to the individual item for the deputation details.

### **4. COMMUNICATIONS**

Communications were submitted for the following item:

5.1 - City of Markham Comments on York Region's Draft Employment Framework.

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

#### **5.1 SUPPLEMENTARY REPORT: CITY OF MARKHAM COMMENTS ON YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided members with an overview of the staff report.

Marg Wouters, Senior Manager, Policy & Research, provided members of Development Services Committee with an overview of the staff recommendations for each of the employment land conversion requests presented at its September 23, 2019 meeting, the recommendations of the Development Services Sub-Committee established to consider this matter, and two additional conversion requests not considered by the Sub-Committee.

Christine Cote, SmartCentres, representing Markham Woodmills Development Inc., addressed the Committee and requested that Development Services Committee support the request for conversion of the employment lands located at the northeast corner of Highway 404 and Elgin Mills Road.

Sandra Wiles, representing 1628740 Ontario Inc. and 1628471 Ontario Inc., addressed the Committee and spoke in support of the original staff recommendation supporting the request for conversion of the employment lands located at 2718 and 2730 Elgin Mills Road subject to York Region confirming that no direct access to the employment lands immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands.

Sam Balsamo, Condor Properties Limited, addressed the Committee and requested that Development Services Committee support the request for conversion of the employment lands located at 2920 16<sup>th</sup> Avenue.

Kate Cooper, Bousfields, representing King Square Limited, addressed the Committee and requested that Development Services Committee support the request for conversion of the employment lands located at 136 Markland Street.

Dagmar Teubner, The Wemat Group, addressed the Committee and spoke in support of the Development Services Sub-Committee recommendation that a decision on the request for conversion of the employment lands located at the southwest corner of Highway 7 and Highway 404 be postponed to allow for the submission of a revised development concept plan.

Patrick Kerney, Belfield Investments, addressed the Committee and requested that Development Services Committee support the request for conversion of the employment lands located at the southwest corner of Highway 407 and Woodbine Avenue.

Randy Peddigrew, The Remington Group, representing Neamsby Investments Inc., addressed the Committee and spoke in support of the staff recommendation supporting conversion of the employment lands located at 5821 to 5933 14<sup>th</sup> Avenue.

The Committee discussed the following relative to the employment conversion requests:

- Timetable for York Region's 2041 Municipal Comprehensive Review;
- Continuing to explore the feasibility of direct access solutions to the Markham Woodmills Developments Inc. lands from Elgin Mills Road;
- Potential appropriate employment and other non-residential uses for the Markham Woodmills Developments Inc. lands relative to existing access conditions;
- Securing the provision of affordable purpose-built rental and senior's housing as a condition of any future conversion of the employment lands at 2920 16<sup>th</sup> Avenue, 136 Markland Street, and 5821 to 5933 14<sup>th</sup> Avenue;
- Exploring opportunities to leverage the strategic employment lands located at the southwest corner of Highway 7 and Highway 404 through appropriate mixed-use components;
- Assessing the appropriateness of high density mixed-use development for the employment lands located at Highway 407 and Woodbine Avenue through a future detailed study of the larger area context at the appropriate time; and,

- Continued consideration of existing employment land uses within the Cornell Rouge National Urban Park Gateway relative to the overall vision for the area.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

1. That the report entitled “Supplementary Report: City Of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Municipal Comprehensive Review” dated February 11, 2020 be received; and,
2. **That the deputations of Christine Cote, Sandra Wiles, Sam Balsamo, Kate Cooper, Dagmar Teubner, Patrick Kerney, and Randy Peddigrew be received; and,**
3. **That the communications submitted by Dagmar Teubner be received; and,**
4. That the February 11, 2020 report entitled “Supplementary Report: City Of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Municipal Comprehensive Review, which includes the report dated September 23, 2019 entitled “City of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Comprehensive Review” attached as Appendix ‘A’, as well as the direction from Development Services Committee regarding 11 requests for employment land conversion, be forwarded to York Region as Markham Council’s input to date on the Region’s 2041 Municipal Comprehensive Review; and,
5. **That Council not support the request submitted by Markham Woodmills Developments Inc. for conversion of the employment lands located at the northeast corner of Highway 404 and Elgin Mills Road; and,**
  - a. **That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,**
6. **That Council support the request submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for conversion of the employment lands located at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands; and,**

- a. That staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,
7. That Council support the following employment land conversion requests, subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning-By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council:
  - a. Condor Properties Ltd., 2920 16<sup>th</sup> Avenue;
  - b. King Square Ltd., 136 Markland Street; and,
  - c. Neamsby Investments Inc., 5821 to 5933 14<sup>th</sup> Avenue; and,
8. That Council's consideration of the request submitted by The Wemat Group for conversion of the employment lands located at the southwest corner of Highway 7 and Highway 404 be postponed to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council; and,
9. That Council's consideration of the request submitted by Belfield Investments for conversion of the employment lands located at the southwest corner of Highway 407 and Woodbine Avenue not be supported at this time, but that the potential for mixed use development on the lands be evaluated through a future study of the larger area context; and,
10. That Council's consideration of the following requests for conversion of employment lands to a non-employment land use be postponed and evaluated through secondary plan studies:
  - a. Meadow Park Investments, 77 Anderson Avenue, as well as the additional parcels in the Mount Joy Business Park;
  - b. Wu's Landmark/First Elgin Mills Developments Inc., 10900 Warden Avenue & 3450 Elgin Mills Road;
  - c. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc., 7386-7482 Highway 7, 8600-8724 Reesor Road; and

- d. **Norfinch Construction (Toronto) Ltd., 7845 Highway 7; and,**
- 11. That Council support the request for conversion of employment lands submitted by Primont Homes and Cornell Rouge Development Corp. (Part of Lot 11, Concession 9); and,**
- 12. That Council not support the consideration of the following additional request for the conversion of employment area lands to a non-employment land use as described in Appendix 'B' to the February 11, 2020 report, in the 2041 Regional Municipal Comprehensive Review:
  - a. Varmo Investment Company, 108, 111-113, 112-118 Doncaster Ave; and,
- 13. That Council support the staff-initiated conversion of the following additional employment areas lands for non-employment uses, as described in the September 23, 2019 report attached as Appendix 'A' to this report, as follows:
  - a. The parcel(s) municipally known as 110 Copper Creek Drive in Box Grove, as described in Appendix 'E' to the September 23, 2019 report; and further,
- 14. That staff be authorized and directed to do all things necessary to give effect to the resolution.

**Carried**

**5.2 *PROVINCIAL CONSULTATION ON TRANSFORMING AND MODERNIZING THE DELIVERY OF ONTARIO'S BUILDING CODE SERVICES (10.13)***

Development Services Committee consented to postpone consideration of this matter to its meeting on February 24, 2020.

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Khalid Usman

That Council of the City of Markham advise the Minister of Municipal Affairs and Housing that the City of Markham;

- 1. Supports further study and consultation on how Ontario Building Code services are delivered in Ontario; and,
- 2. Supports revising the administration of the provincial qualification and registration program for all building practitioners; and,

3. Supports Ontario Building Code amendments that facilitate the use of Prime Consultants in Ontario; and,
4. Does not support the implementation of a Certified Professional program in Ontario; and,
5. That the Chief Building Official report back with an update before the end of 2020; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

**5.3     *APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY CONDOR PROPERTIES LTD. TO PERMIT TWO RESIDENTIAL TOWERS OF 50 AND 45 STOREYS CONNECTED BY A 10 STOREY PODIUM AT 25, 11, 9, AND 5 LANGSTAFF ROAD EAST (WARD 1) FILE NOS. ZA 18 162178 AND SU 18 162178 (10.5, 10.7)***

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced a staff memorandum prepared as an addendum to the staff report.

Development Services Committee consented to refer this matter directly to the February 11, 2020 Council meeting.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the staff report entitled “RECOMMENDATION REPORT, Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1), File Nos. ZA 18 162178 and SU 18 162178”, be received; and
2. That the record of Public Meeting held on June 18, 2019 regarding the applications by Condor Properties Ltd. for Zoning By-law Amendment and Draft Plan of Subdivision 19TM-18006, be received; and,
3. That Council endorse the “Final Draft West Precinct Plan” attached as Appendix ‘C’; and,
4. That Council endorse the “Final Draft Phasing Plan” attached as Appendix ‘D’; and,

5. That Zoning By-law Amendment application (ZA 18 162178) submitted by Condor Properties Ltd. and attached as Appendix 'B' be finalized and enacted without further notice; and,
6. That Draft Plan of Subdivision 19TM-18006 (SU 18 162178) submitted by Condor Properties Ltd. be approved subject to the conditions outlined as Appendix 'A' as may be modified by the Director of Planning and Urban Design or designate; and,
7. That Council assign servicing allocation for a maximum of 1,090 apartment units; and,
8. 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 further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Referred**

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

**6.1 *DESTINATION MARKHAM CORPORATION BOARD OF DIRECTORS APPOINTMENTS (16.24)***

**Note: At the December 10, 2019 Council meeting, Council deferred consideration of the following recommendation to a future meeting date:**

Development Services Committee consented to refer this matter directly to the February 11, 2020 Council meeting.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

1. That Council endorse the appointment of the following four (4) members of Council to serve as the non-independent Directors; Mayor Scarpitti, Councillor Keyes, Councillor Collucci, Councillor Usman; and such directors to be duly appointed by Council, at the first Annual General Meeting of the Corporation in early 2020.

**Referred**



## 7. MOTIONS

### 7.1 CREATING A COMPETITIVE ECONOMY / RAIL INTEGRATED COMMUNITIES (RICs) (5.0)

**Note: Notice of this Motion was provided at the January 27, 2020 Development Services Committee meeting.**

Development Services Committee consented to postpone consideration of this matter to its meeting on February 24, 2020.

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Khalid Usman

Whereas City of Markham planning strives to create complete, mixed-use, high-density, Rail Integrated Communities (RICs) at its rail stations as part of its development objectives to create a competitive and balanced economy, high quality of life, walkable communities, reduced commuter times, reduced gridlock, and reduced carbon footprint; and,

Whereas Rail Integrated Communities (RICs) are key to changing development patterns by creating mixed-use high-rise communities at GO Transit, subway and 407 Transitway stations; and,

Whereas Rail Integrated Communities (RICs) present the opportunity to incorporate 20 per cent affordable housing into these areas by re-purposing the 407 hydro corridor transmission lands and GO Transit station parking lots; and,

Whereas Rail Integrated Communities (RICs) allow the development of autonomous vehicle First Mile/Last Mile strategy at transit stations; and,

Whereas the Province of Ontario has indicated that future GO Transit, subway, and 407 Transitway development will be based on re-purposing the lands to their highest and best use in partnership with the private sector development industry, investors, and pension funds; and,

Whereas Vancouver's Canada Line currently has 150,000 boardings per day with two-car driverless electric trainsets, 40-50m station platforms, and a frequency of 18 trains per hour; and,

Whereas the Richmond Hill GO line has 10,500 boardings per day with 10 car double-decker trainsets; and,

Whereas the Stouffville and Barrie GO lines have 18,000 boardings per day with 12-car double-decker trainsets with 300m station platforms; and further,

Whereas the GO rail transit network is an underperforming government asset, as almost all of the GO stations in the Greater Toronto Area (GTA) are predominantly parking lots filled with cars that significantly contributed to the 11 billion dollars of lost economic productivity by gridlock, and the GO Transit network does not have enough stations surrounded by office, retail, and residential development nor enough frequency of rail transit service, and each GO Transit corridor should be planned to achieve ridership of 200,000 boardings per day for the Stouffville, Richmond Hill, and Barrie lines;

Therefore, be it resolved:

1. That current and future stations in the three GO rail transit corridors in York Region be strategically planned as complete Rail Integrated Communities (RICs) (i.e., as scalable, attractive rail integrated communities throughout York Region that could include district energy, central garbage collection systems, utility corridors, Internet of Things, and urban vertical farming which could create communities that reduce the cost of living by 20-30 per cent); and,
2. That the Government of Ontario and Metrolinx be requested to support the re-purposing of the GO Transit lines throughout York Region, transitioning them to more subway-style services with shorter electric trainsets, shorter station platforms, more rail stations with a frequency of 3-5 minutes service in peak times and 6-12 minute service in non-peak times; and,
3. That Metrolinx be requested to complete upgrades to the GO rail network, allowing all Rail Integrated Communities (RICs) to have similar functionality, scalability, and be spatially planned; and,
4. That all station areas included in the attached rail transit station map be included in York Region's Municipal Comprehensive Review; and,
5. That financing for these stations be from development charges, up-zoning, re-purposing land, condo transit fee uplift, investors, pension fund investments, and Tax Increment Financing (TIF); and,
6. That the Province of Ontario be requested to support the development of scalable, Rail Integrated Communities (RICs) throughout York Region; and,
7. That a copy of this resolution be forwarded to the councils of the City of Richmond Hill and City of Vaughan for their endorsement and partnership in achieving these objectives; and further,
8. That a copy of this resolution be forwarded to:

- a. the Honourable Doug Ford, Premier of Ontario;
- b. the Honourable Christine Elliott, Deputy Premier and Minister of Health;
- c. the Honourable Rod Phillips, Minister of Finance;
- d. the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade;
- e. the Honourable Stephen Lecce, Minister of Education;
- f. the Honourable Caroline Mulroney, Minister of Transportation & Francophone Affairs;
- g. the Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks;
- h. the Honourable Greg Rickford, Minister of Energy, Mines, Northern Development and Indigenous Affairs;
- i. the Honourable Todd Smith, Minister of Children, Community and Social Services;
- j. the Honourable Steve Clark, Minister of Municipal Affairs and Housing;
- k. the Honourable Laurie Scott, Minister of Infrastructure Ontario;
- l. all Members of Parliament and Members of Provincial Parliament in the Regional Municipality of York; and,
- m. the Council of the Regional Municipality of York.

**Postponed**

## **8. NOTICES OF MOTION**

There were no notices of motion.

## **9. ADJOURNMENT**

Moved by Councillor Alan Ho

Seconded by Councillor Andrew Keyes

That the Special Development Services Committee meeting adjourn at 11:50 AM.

**Carried**