



Update on Development Services

May 11, 2020 Development Services Committee Meeting
Arvin Prasad, Commissioner of Development Services



Outline

- Status Update on Service Levels
- Markham Small Business Centre and Economic Development
- ePLAN Benefits
- Development Activity and Revenue
- Maintaining Committee of Adjustment Process
- Policy and Projects Ongoing
- Application Decisions During Provincial Emergency
- Local Planning Appeal Tribunal Appeals During Provincial Emergency
- Public Participation in the Planning Process



Status Update on Service Levels

- ePLAN processing of:
 - majority of planning applications
 - building permit applications
 - engineering submissions
- Building and municipal inspections
- Residential Infill Grading and Servicing
- Markham Small Business Centre and Economic Development
- All Culture venues are closed and programs cancelled





Markham Small Business Centre Quickly Responds to COVID (March 18 to April 24)

- Business Inquiries responded to: 65
- In-Depth Consultations: 14
- Seminars/Workshops delivered: 11
- #Seminar Attendees: = 271
- COVID-19 resources – MSBC web page updated 1-3 times daily since March 18 + COVID research by staff
- Monthly MSBC newsletter issued April 8



Resources for Business During COVID-19 Disruption





Proactive Business Outreach Since (March 18 to April 24)

- Business Outreach focused on sharing information about COVID procurement, and assistance to companies
- Continued response to Site Selection/Real Estate Inquiries (9 in total)
- 14+ companies responding to COVID procurement in areas such as:
 - Ventilator components
 - COVID diagnostic tests
 - Protective equipment: masks, guards, sanitizers





ePLAN Benefits

- Allowed the City to continue processing applications remotely
- Statistics demonstrate very little disruptions to services
- Seamless transition for inspections equipped with tools to work remotely
- Reporting capabilities to monitor performance and provide daily statistics
- Supporting social distancing:
 - Hard copies of applications do not have to be provided at City Hall
 - Online payment for applications





Positive GTA Development Activity Outlook Prior to COVID-19



Source: Altus Group

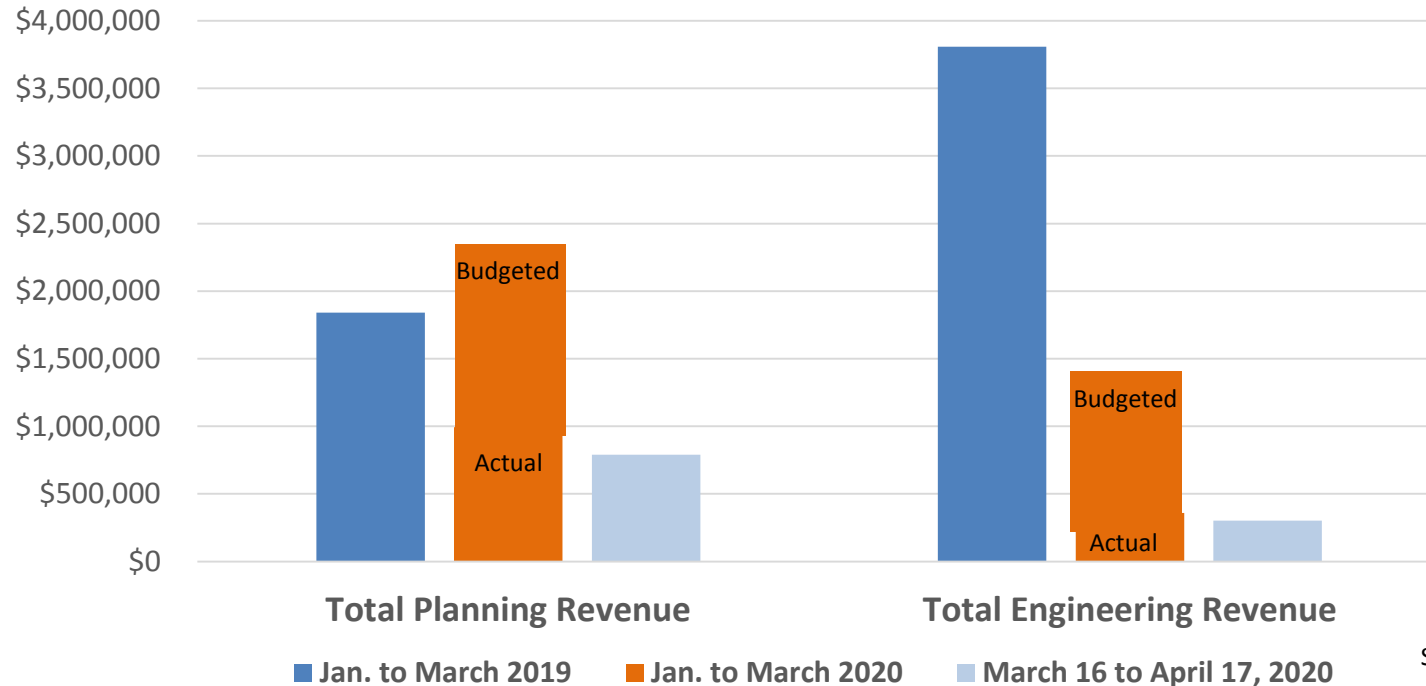


Development Application Activity Continues During Provincial Emergency

Application Type	January to March 2019	January to March 2020	March 16 to April 23, 2020
Minor Variance	31	47	11
Pre Consultation	23	23	6
Site Plan	12	11	3
Consent	6	6	2
Planning Project (OP, ZA, SU)	6	3	2
Condominium	2	1	1
Site Alteration	2	5	1



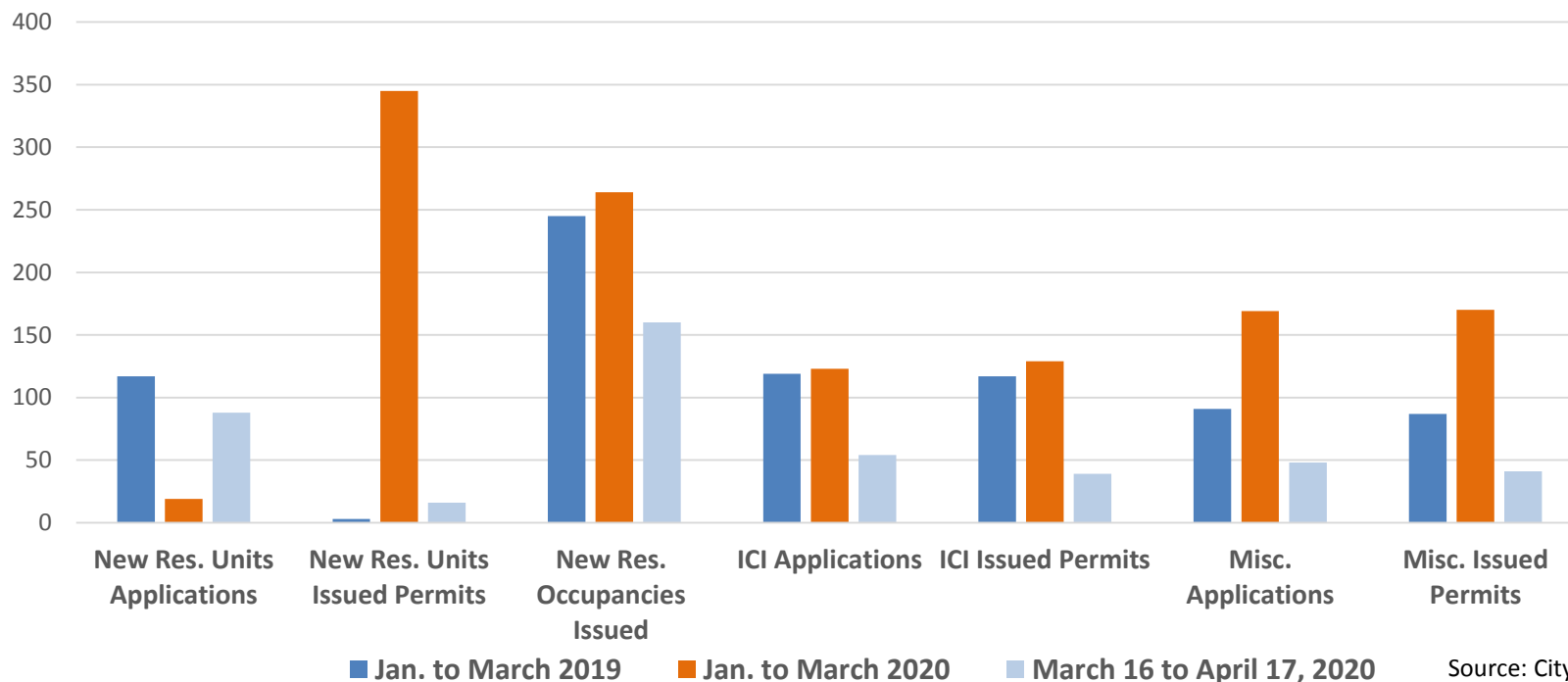
Revenue from Applications Continue to be Received During Provincial Emergency



Source: City of Markham



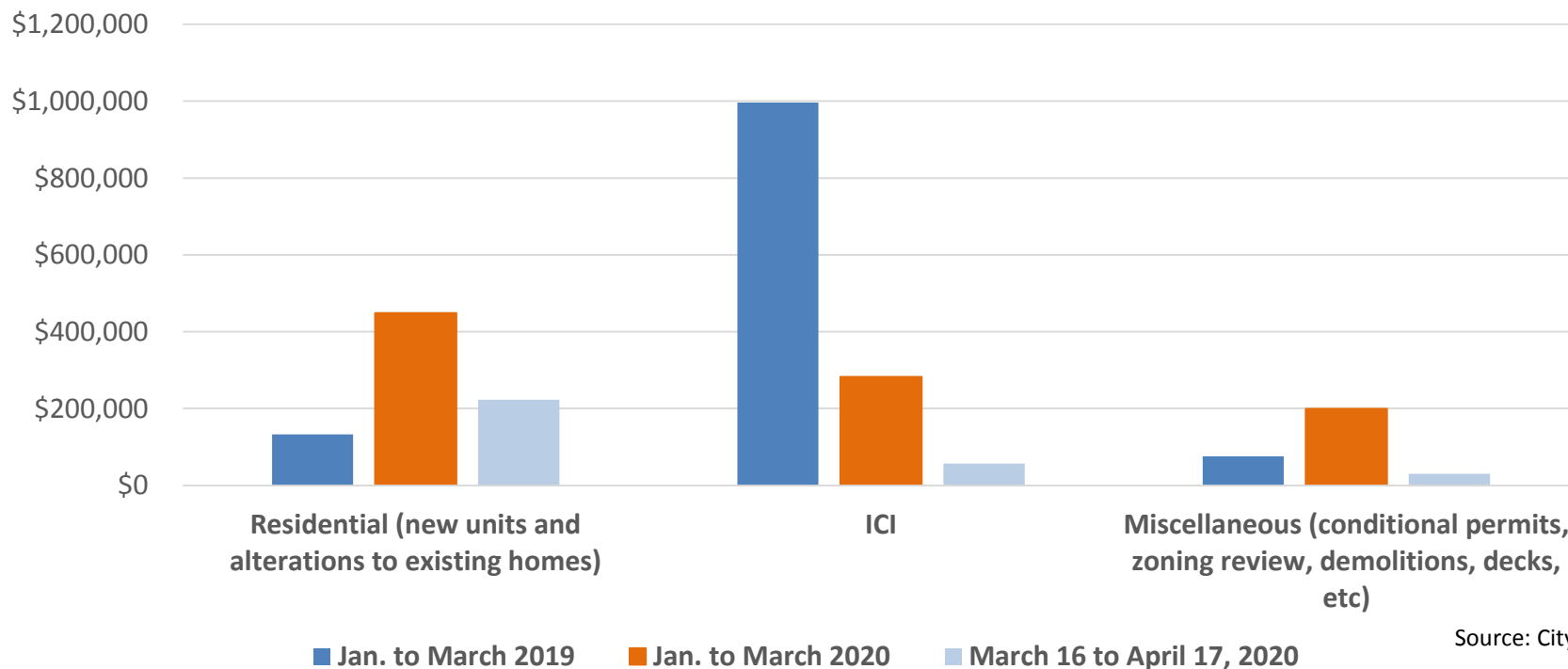
Building Permit Activity Has Continued During Provincial Emergency



Source: City of Markham



Variability in Building Permit Revenue for Residential and ICI During Provincial Emergency



Source: City of Markham



Maintaining Committee of Adjustment Activity

- Committee of Adjustment meetings are permitted to proceed at discretion of the municipality and via electronic meetings
- Current backlog of existing applications should be dealt with
- Recommendation to start up Committee of Adjustment meetings
- Procedural By-law to be amended to provide notice in accordance with the Planning Act at a May 2020 Council meeting





Policy and Projects Ongoing

- New Secondary Plans and Updates are in progress
- Other plans and studies continuing (e.g. housing, natural heritage, active transportation)
- Input to York Region projects (Municipal Comprehensive Review, Master Servicing studies)
- Infrastructure and capital projects





Municipalities Can Consider Development Applications During the Emergency (Ont. Regulation 149/20)

Decision and Notice between
Feb.26 and April 15, 2020

Notice must be re-issued
no later than 15 days
after emergency ends

Decision after March 2 and no
notice issued before April 15,
2020

Notice must be issued
up to 15 days after
emergency ends

If a Decision was not made
prior to April 15, 2020

- * A decision does not need to be made during the emergency
- * Application timelines suspended and no appeals permitted from non-decisions until emergency ends

After April 15, 2020 Notice
may be issued after Decision
is made or no later than 15
days after emergency ends

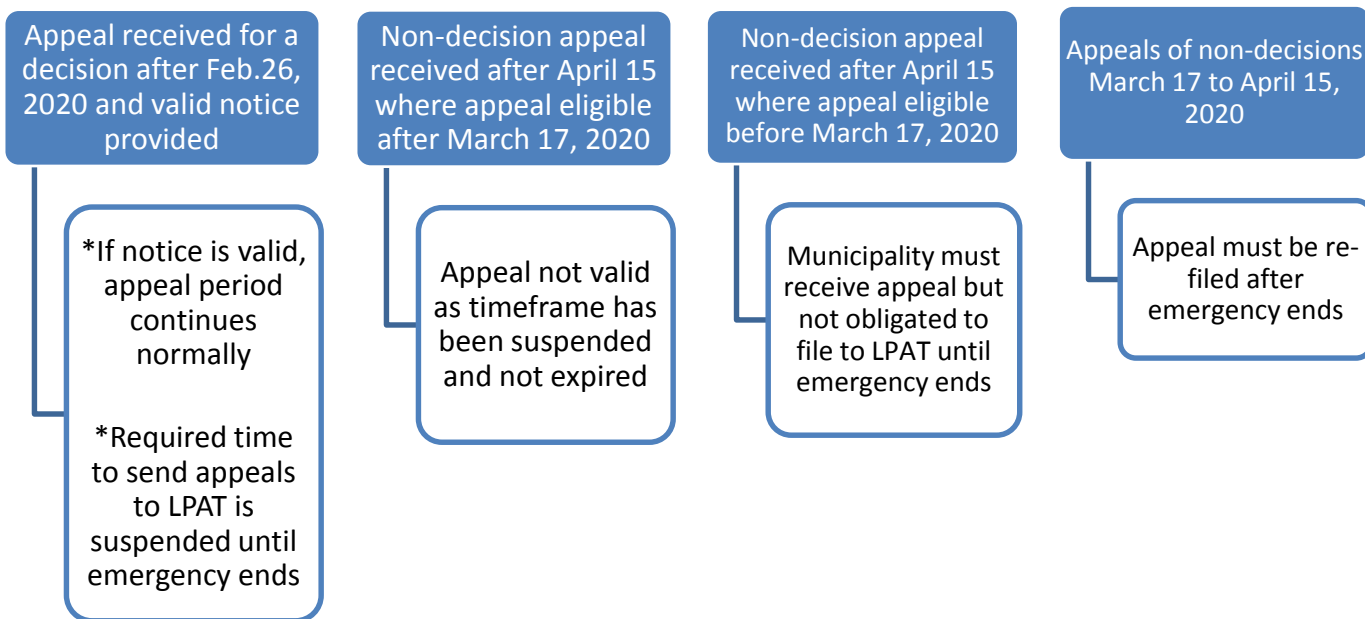
If no appeal, decision
comes into force

If appealed, appeal
record submitted to
LPAT after emergency
ends



Appeals Can Occur But Are to be Provided to LPAT Once Emergency Ends

- Appeals scheduled up to June 30, 2020 have been postponed and to be rescheduled
- Appeals scheduled from July 1, 2020 are expected to proceed
- On a case-by-case basis, LPAT will schedule settlement hearings through teleconference or written submission





Public Participation in the Planning Process

- Online electronic meetings recommended for:
 - Statutory public meetings
 - Community information meetings
- Notification will be provided in accordance with the Planning Act as appropriate
- Explore using social media and other means for supplementary notification





Recommendations

1. That the presentation entitled “Update on Development Services”, dated May 11, 2020, be received;
2. That Staff be authorized to continue with statutory and non-statutory public meetings utilizing electronic meeting participation;
3. That Staff be authorized to reconvene Committee of Adjustment meetings to consider applications utilizing electronic meeting participation;
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.