

Electronic Development Services Committee Meeting

Minutes

Meeting Number 12
June 29, 2020, 9:30 AM - 1:00 PM
Live streamed

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 Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Chris Bird, Director, Building Standards Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design	Stephen Corr, Senior Planner, East District Stephanie Di Perna, Manager, Plans Review Bryan Frois, Chief of Staff Regan Hutcheson, Manager, Heritage Stacia Muradali, Acting Manager, East District Francesco Santaguida, Assistant City Solicitor Peter Wokral, Senior Planner, Heritage Scott Chapman, Election & Council/Committee Coordinator Hristina Giantsopoulos, Election & Council/Committee Coordinator

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1. CALL TO ORDER

In consideration of the ongoing state of emergency surrounding the 2019 Novel Coronavirus (COVID-19) and emergency public health orders issued by the Government of Ontario, this meeting was conducted electronically to maintain physical distancing among participants.

The Development Services Committee meeting convened at the hour of 9:31 AM with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 12:13 PM and reconvened at 1:03 PM.

Mayor Frank Scarpitti left at 1:03 PM and returned at 2:49 PM

Councillor Keith Irish left at 2:20 PM and returned at 2:49 PM

Councillor Khalid Usman left at 2:37 PM.

Councillor Amanda Collucci left at 3:02 PM.

Regional Councillor Jack Heath left at 3:20 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. DEPUTATIONS

Deputations were made for the following items:

7.1 - ePLAN Overview

8.1 - Garden Homes (Markham) Inc. (73 Main Street South)

Refer to the individual item for the deputation details.

4. COMMUNICATIONS

Communications were submitted for the following item:

8.1 - Garden Homes (Markham) Inc. (73 Main Street South)

5. PETITIONS

There were no petitions.

6. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

6.1 DOORS OPEN ORGANIZING COMMITTEE MINUTES – MARCH 5, 2020 (16.11)

Moved by Councillor Alan Ho

Seconded by Councillor Isa Lee

1. That the minutes of the Doors Open Organizing Committee meeting held March 5, 2020, be received for information purposes.

Carried

6.2 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD MARCH 16, 2020 - MAY 15, 2020 (10.0)

Moved by Councillor Alan Ho
 Seconded by Councillor Isa Lee

1. That the report entitled “Report of Incoming Planning Applications for the period of February 16, 2020 to May 15, 2020, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

Carried

6.3 ONTARIO HERITAGE CONFERENCE 2020 - CANCELLATION OF EVENT (16.11)

Moved by Councillor Alan Ho
 Seconded by Councillor Isa Lee

1. That the staff report titled “Ontario Heritage Conference 2020, Cancellation of the Event”, dated June 29, 2019, be received; and,
2. That the Markham Local Organizing Committee be disbanded and the Committee members noted in Appendix A be thanked for their commitment and involvement in the planning and organization of the three day conference: and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

7.1 ePLAN OVERVIEW (10.0)

Arvin Prasad, Commissioner, Development Services, introduced the item.

Chris Bird, Director, Building Standards, delivered a presentation on ePLAN, the City of Markham's electronic end-to-end development and building permit application management solution. Benefits and notable performance results achieved through ePLAN as well as other online resources available to applicants and members of the public were identified.

Shane Gregory, Gregory Design Group, addressed the Committee and provided staff with user feedback on ePLAN, including suggestions related to applicant

invoicing and technical and formatting requirements for the submission of smaller-scale planning applications.

Graham Dewar addressed the Committee and provided staff with user feedback on ePLAN, including suggestions related to technical and formatting requirements for the submission of smaller-scale planning applications.

Nathan Proctor, Master Edge Homes, addressed the Committee and provided staff with user feedback on ePLAN, including suggestions related to technical and formatting requirements for the submission of planning applications and provisions for providing applicants with technical support.

There was discussion regarding the process for obtaining information related to planning applications submitted for a property in Markham. There was also discussion regarding the efficiencies and potential cost savings afforded through ePLAN in the processing of planning applications. Staff advised that a report containing performance metrics on ePLAN will be provided to Development Services Committee at a future date.

It was requested that staff continue to work with the development industry and stakeholders to identify potential opportunities to improve access and user experience for all users of ePLAN.

Moved by Mayor Frank Scarpitti
Seconded by Deputy Mayor Don Hamilton

1. That the presentation provided by Chris Bird, Director, Building Standards entitled "ePlan Overview" be received; and,
2. **That the deputations made by Shane Gregory, Graham Dewar, and Nathan Proctor be received.**

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 INFORMATION REPORT GARDEN HOMES (MARKHAM) INC. 73 MAIN STREET SOUTH, MARKHAM VILLAGE APPEALS OF APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY- LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT A TOWNHOUSE DEVELOPMENT WARD 4 FILE NOS. OP/ZA 15 108135, SU/SC 17 157341 (10.7, 10.7)

Ron Blake, Senior Development Manager, introduced the staff report and provided members of Development Services Committee with an overview of the development application, outlining the area context, application history, and key issues addressed as part of the applicant's revised proposal following public consultation and staff review.

Rebecca Shaw, resident, addressed the Committee and expressed concerns with the development proposal, including potential impacts resulting from the proposed increases in residential density in relation to the surrounding heritage community. Ms. Shaw expressed concerns regarding the extensive regrading and use of high retaining walls required on the subject property, and its impact on neighbouring properties and environmental assets. Reference was also made to the petition submitted by 71 area residents at the statutory public meeting on May 21, 2019 expressing opposition to the proposal.

The Committee discussed the following relative to the development application:

- Potential impacts resulting from the proposed regrading and retaining walls required to facilitate the proposal;
- Need for additional traffic control and safety improvements on Markham Road South at the intersections with Mill Street and Rouge Street, including a potential restricted right-in/right-out movement at Mill Street;
- Potential implications associated with ongoing maintenance requirements for the proposed retaining walls;
- Capacity of the existing road network to support potential increases in local traffic resulting from the proposed increases in residential density; and,
- Relationship between the proposed on-site visitor parking and snow storage area, including potential parking infiltration on neighbouring streets.

Development Services Committee consented to table discussion on this matter and returned following confidential session.

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Isa Lee

1. That the report titled "INFORMATION REPORT Garden Homes (Markham) Inc., 73 Main Street South, Markham Village, Appeals of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control to permit a Townhouse Development,

Ward 4, Files Nos. OP/ZA 15 108135, SU/SC 17 157341”, dated June 29, 2020, be received; and,

2. **That the deputation made by Rebecca Shaw be received; and further,**
3. **That the communications submitted by Frank Ding; Rebecca Shaw; and Peter Ross on behalf of the Vinegar Hill Ratepayers Association be received.**

Carried

8.2 RECOMMENDATION REPORT LINDWIDE DEVELOPMENTS (CORNELL) LIMITED PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT 79 SINGLE DETACHED DWELLINGS, 270 TOWNHOUSE DWELLINGS, 162 STACKED TOWNHOUSE DWELLINGS, HIGH RISE RESIDENTIAL AND EMPLOYMENT USES, ON THE SOUTH SIDE OF HIGHWAY 7 AND WEST SIDE OF DONALD COUSEN’S PARKWAY, (WARD 5) FILES SU/ZA 18 154617 (10.7, 10.5)

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

Ron Blake, Senior Development Manager, provided members of Development Services Committee with an overview of the development application, outlining the area context, revisions made to the initial proposed draft plan of subdivision, and outstanding matters to be addressed through draft plan conditions.

Lindsay Dale-Harris, Bousfields, consultant to the applicant, addressed the Committee and delivered a presentation on the development proposal, including an overview of the area context, applicable policy and zoning context, proposed draft plan of subdivision, phasing plan, connections and open spaces, age-friendly and accessible housing features, and affordable housing options.

The Committee discussed the following relative to the development application:

- Ensuring appropriate interfacing and integration of the northeast corner of the proposed future subdivision with the overall design concept of the Cornell Rouge National Urban Park Gateway;
- Strengthening connectivity throughout the proposed subdivision with the broader existing and future trail network, including potential opportunities for pathway connections through the woodlot;

- Potential dedication of a minimum number of purpose-built rental units and accessible units with master bedrooms at grade within the proposed subdivision;
- Potential parking solutions to increase opportunities for purpose-built second suites (e.g., coach houses);
- Timing of upgrades to the sanitary sewer infrastructure required to service the proposed future subdivision, and potential impact of the emerging capacity issue identified by York Region on development on the subject lands;
- Consideration of separated cycling and pedestrian facilities in place of multi-use pathways (MUPs) along boulevards; and,
- Feasibility of underground parking for the future commercial plaza.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the report titled “RECOMMENDATION REPORT, Lindwide Developments (Cornell) Limited, Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 79 single detached dwellings, 270 townhouse dwellings, 162 stacked townhouse dwellings, high rise residential and employment uses, on the south side of Highway 7 and west side of Donald Cousen’s Parkway, (Ward 5), Files SU/ZA 18 154617”, be received; and,
2. That the record of the Public Meeting held on November 13, 2018, regarding the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Lindwide Developments (Cornell) Limited for lands on the south side of Highway 7 and west side of Donald Cousen’s Parkway (19TM-18002), be received; and,
3. That the draft Zoning By-law Amendment application (ZA 18 154617) submitted by Lindwide Development (Cornell) Limited be approved, and that the draft Zoning By-law Amendment attached as Appendix ‘A’ to amend Zoning By-laws 304-87 and 177-96, both as amended, be brought forward to a future Council meeting and enacted without further notice once the by-law has been finalized; and,
4. 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,

5. That Draft Plan of Subdivision 19TM-18002 submitted by Lindwide Developments (Cornell) Limited, be approved subject to the conditions outlined in Appendix 'B'; and,
6. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft Plan of Subdivision approval, subject to the conditions set out in Appendix 'B' and as may be amended by the Director of Planning and Urban Design; and,
7. That the draft plan approval for Draft Plan of Subdivision 19TM-18002 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
8. **That the approval of the draft plan of subdivision be conditional on Lindwide Developments (Cornell) Limited scoping or withdrawing all or parts of the existing Local Planning Appeal Tribunal appeals related to the 2014 Markham Official Plan with respect to this subject property to the satisfaction of the City Solicitor, or her designate; and,**
9. That Council assign servicing allocation for up to 507 dwelling units for Draft Plan of Subdivision 19TM-18002; and,
10. That the recommendation from the Heritage Markham Committee on April 8, 2018 indicating that the municipal heritage committee does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications because they do not appropriately consider the retention of the Abram Reesor and Frank Albert Reesor Houses as per the cultural heritage policies of the City's Official Plan, be received as information; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Joe Li

That Development Services Committee suspend the rules of procedure to permit consideration of the following matter:

Carried by a Two Thirds Vote

11.1 JULY 1, 2020 DEVELOPMENT CHARGE RATE INDEXING (10.0)

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced a staff memo regarding the City's next scheduled indexing of development charge rates on July 1, 2020, and prepared in response to requests from the development industry for additional financial relief in consideration of challenges associated with the COVID-19 pandemic.

Commissioner Prasad advised that staff will report back to Council on July 14, 2020 with a recommended approach for suspending the indexing of development charge rates for the balance of the 2020 calendar year.

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Joe Li

1. That the staff memo entitled "July 1, 2020 Development Charge Rate Indexing" be received; and,
2. That staff bring forward a report to the July 14, 2020 Council meeting to determine the best approach to suspend the Development Charge Indexing rate increase of 1.2% effective July 1, 2020 for the balance of this calendar year and adding the July 1, 2020 indexing rate to the January 1, 2021 rate; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. ANNOUNCEMENTS

Councillor Amanda Collucci addressed the Committee and advised that the City of Markham will be hosting its first ever virtual Canada Day celebrations on July 1, 2020.

Councillor Collucci provided members of Development Services Committee with an update on the full-day virtual event activities and invited all to participate by visiting yourvoicemarkham.ca/canadaday.

Councillor Collucci recognized and extended a special thanks to the members and staff of the Canada Day Celebration Organizing Committee for their great work in making possible this year's virtual celebrations.

13. CONFIDENTIAL ITEMS

Moved by Councillor Isa Lee

Seconded by Councillor Reid McAlpine

That, in accordance with Section 239 (2) of the *Municipal Act*, Development Services Committee resolve into a confidential session at 2:37 PM to discuss the following matters:

Carried

13.1 DEVELOPMENT AND POLICY ISSUES

13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - MAY 25, 2020 (10.0) [Section 239 (2) (e) (f) (f)]

Development Services Committee confirmed the May 25, 2020 confidential minutes.

13.1.2 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; LPAT APPEAL – GARDEN HOMES, 73 MAIN STREET SOUTH MARKHAM [SECTION 239 (2) (f)]

Development Services Committee directed staff to place this matter on the July 14, 2020 confidential Council agenda for consideration.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

That the Development Services Committee confidential session adjourn at 4:01 PM.

Carried

14. ADJOURNMENT

Moved by Councillor Andrew Keyes

Seconded by Councillor Keith Irish

That the Development Services Committee meeting adjourn at 4:04 PM.

Carried