

Electronic Development Services Committee Meeting Minutes

Meeting Number 14
September 14, 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 Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Rick Cefaratti, Planner II	Francesco Santaguida, Assistant City Solicitor Marg Wouters, Senior Manager, Policy & Research Scott Chapman, Election & Council/Committee Coordinator Hristina Giantsopoulos, Elections & Council/Committee Coordinator Laura Gold, Council/Committee Coordinator Grace Lombardi, Election and Committee Coordinator

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1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee meeting convened at the hour of 9:33 AM with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JULY 13, 2020 (10.0)

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held July 13, 2020, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following item:

8.2 – 9999 Markham Road, Hold (H) Provision, 2585231 Ontario Inc., ZA 18 180621 (10.5)

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 HERITAGE MARKHAM COMMITTEE MINUTES – JULY 8, 2020 AND AUGUST 12, 2020 (16.11)

Moved by Regional Councillor Jack Heath
Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Heritage Markham Committee meetings held July 8, 2020 and August 12, 2020, be received for information purposes.

Carried

7.2 DOORS OPEN ORGANIZING COMMITTEE MINUTES – JUNE 4, 2020 (16.11)

Moved by Regional Councillor Jack Heath
Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Doors Open Organizing Committee meeting held June 4, 2020, be received for information purposes.

Carried

7.3 MARKHAM SUB-COMMITTEE MINUTES - (MARKHAM ROAD-MOUNT JOY SECONDARY PLAN VIRTUAL DESIGN CHARRETTE) – JULY 29, 2020, AUGUST 5, 2020 AND AUGUST 24, 2020 (10.0)

Moved by Regional Councillor Jack Heath
Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Markham Sub-Committee - (Markham Road-Mount Joy Secondary Plan Virtual Design Charrette) meetings held July 29, 2020, August 5, 2020 and August 24, 2020, be received for information purposes.

Carried

7.4 PRELIMINARY REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD.

TO FACILITATE THE CREATION OF APPROXIMATELY 2,305 DWELLING UNITS (COMPRISED OF DETACHED AND TOWNHOUSES), A COMMUNITY PARK, NEIGHBOURHOOD PARKS, PARKETTES, SCHOOL BLOCKS, STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AND THE SUPPORTING ROAD NETWORK ON THE SUBJECT LANDS KNOWN MUNICIPALLY AS 4551 ELGIN MILLS ROAD EAST, 10225 – 10227 KENNEDY ROAD AND 4638 MAJOR MACKENZIE DRIVE EAST (WARD 6) FILE NO. PLAN 20 113780 (10.7, 10.5)

The Committee suggested that staff consider providing photographs depicting what “Courtyard Townhouses” would look like at the Statutory Public Meeting, and that staff reconsider whether the proposed frontages of 3.85 metres for “Decked Townhouses” is appropriate.

Moved by Regional Councillor Jack Heath
Seconded by Deputy Mayor Don Hamilton

1. THAT the report dated September 14, 2020 titled “PRELIMINARY REPORT, Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 2,305 ground oriented dwelling units and future mixed use and residential development blocks, at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780”, be received.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 RECOMMENDATION REPORT, ANGUS GLEN VILLAGE LTD., 4071, 4073 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE,

WEST OF KENNEDY ROAD, ZONING BY-LAW AMENDMENT APPLICATION TO REVISE THE DEVELOPMENT STANDARDS FOR 173 TOWNHOUSES PROPOSED ON THE SUBJECT LANDS, FILE NO. ZA 18 154612 (WARD 6) (10.5)

Ron Blake, Senior Development Manager, introduced and provided members of Committee with an overview of the staff report.

Maria Gatzios, consultant for the applicant, addressed the Committee and provided members with additional background on the application. Ms Gatzios provided an overview of the site context of the Angus Glen subdivision phases and conceptual elevations for the proposal.

It was requested that staff conduct a comparison on the number of parkettes to be provided relative to similar existing developments within the City of Markham.

It was requested that staff and the applicant continue to discuss options for potential trail configurations prior to the application proceeding to Council.

The Committee discussed the following relative to the staff report:

- Maintenance responsibilities of the private storm water management pond and front lawn maintenance of the subject condo development along Major Mackenzie Drive ;
- Locations, sizes, and potential uses of the park spaces proposed as part of the condominium complex and overall subdivision;
- Providing connections between phases and public access to green space; and
- Connecting existing and future trails within the subject area.
- Providing for visual relief between townhouse blocks through landscaping and other detailed design elements.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report dated September 14, 2020 entitled “RECOMMENDATION REPORT, Angus Glen Village Ltd., 4071, 4073 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment to revise the development standards for 173 townhouses proposed on the subject lands, File No. ZA 18 154612 (Ward 6)”, be received; and,
2. That the amendment to By-law 177-96, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted, without further notice, subject to the Toronto and Region Conservation Authority confirming that their technical requirements have been addressed; and,
3. That Markham Council requests York Region to approve the signalization of the centrally located intersection, that serves as the principal access to Major Mackenzie Drive East, at the Owner’s expense; and,

4. 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 'A' to this report, before the second anniversary of the day on which the by-law was approved by Council; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 9999 MARKHAM ROAD, HOLD (H) PROVISION, 2585231 ONTARIO INC., ZA 18 180621 (10.5)

Ron Blake, Senior Development Manager, introduced and provided members of Committee with an overview of the staff report and the recommendations with respect to removing the hold provision.

Michael Walker, of OnePiece Developments, representative for the applicant, delivered a presentation on the revised phasing plan proposed by the applicant for mid-rise development within the lands designated as 1C of the application. Mr. Walker requested that the Committee support the removal of the hold provision for the Phase 1C lands in principle to allow the applicant to proceed with a corresponding zoning by-law amendment application.

Arvin Prasad, Commissioner, Development Services provided clarification on the process of removing the hold provision and on the expected timetable for the draft land use concept for the Markham Road-Mount Joy Secondary Plan area.

The Committee discussed the following relative to the staff report:

- Potential timing of a decision by Metrolinx on the potential future GO transit station at Major Mackenzie Drive; and,
- Consequences on the removal of the hold.

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C of the subject lands at 9999 Markham Road until the viability of a GO Station at Major Mackenzie Drive has been confirmed through further analysis in consultation with Metrolinx; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Lost

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Khalid Usman

1. That the deputation by Michael Walker, OnePiece Developments, be received.

2. That Staff be directed to bring forward a by-law for Hold (H) removal from the Phase 1C lands after staff and the applicants have reviewed the development concepts for Phases 1B and 1C and have reached agreement on the appropriate land area requirements for each Phase **and provided an appropriate zoning by-law amendment application for the Phase 1C lands has been reviewed and approved by Council;** and,

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

Carried

8.3 PROVINCIAL APPROVAL OF AMENDMENT 1 TO A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE AND LAND NEEDS ASSESSMENT METHODOLOGY, 2020 (10.0)

Marg Wouters, Senior Manager, Policy & Research delivered a presentation on the Provincial Approval of the Amendment 1 to the Growth Plan and Land Needs Assessment Methodology, 2020.

The Committee discussed the following relative to the staff report:

- Effects of the provincial policy changes on potential mixed use development within designated employment areas;

- Potential implications of the provincial policy changes on Markham’s urban boundary; and,
- Opportunities for continued discussions with the Province and York Region.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That the presentation titled “Provincial Approval of Amendment 1 to the Growth Plan and the Land Needs Assessment Methodology, 2020” dated September 14, 2020, be received; and,
2. That the report entitled “Provincial Approval of Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Land Needs Assessment Methodology, 2020” dated September 14, 2020, be received.

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

There was no new/other business.

12. ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

Moved by Councillor Alan Ho

Seconded by Councillor Andrew Keyes

That, in accordance with Section 239 (2) of the *Municipal Act*, Development Services Committee resolve into a confidential session at 2:39 PM to discuss the following matters:

Carried

13.1 DEVELOPMENT AND POLICY ISSUES**13.1.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [SECTION 239 (2) (e)] – LPAT APPEAL – 20 PERSONNA BOULEVARD (8.0)**

Development Services Committee directed staff to place this item on the September 15, 2020 Council agenda for consideration.

13.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [SECTION 239 (2) (e)] – LPAT APPEAL – 105-107 MAIN STREET UNIONVILLE (8.0)

Development Services Committee directed staff to place this item on the September 15, 2020 Council agenda for consideration.

14. ADJOURNMENT

That the Development Services Committee meeting adjourn at 2:58 PM.

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

Carried