

# Electronic Development Services Committee Meeting

## Minutes

**Meeting Number 3**

**February 22, 2021, 9:30 AM - 1:00 PM**

**Live streamed**

|           |  |   |
|-----------|--|---|
| 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  | Regan Hutcheson, Manager, Heritage                      |
|           | Arvin Prasad, Commissioner, Development Services                                   | Stephen Kitagawa, Acting Manager, Development - West    |
|           | Claudia Storto, City Solicitor and Director of Human Resources                     | Stephen Lue, Manager, Central District                  |
|           | Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship | Stacia Muradali, Acting Manager, Development - East     |
|           | Biju Karumanchery, Director, Planning & Urban Design                               | Amanda Crompton, Planner II                             |
|           | Brian Lee, Director, Engineering   | Dimitri Pagratis, Senior Planner, Central District      |
|           | Bryan Frois, Chief of Staff  | Aqsa Malik, Planner I, East District                    |
|           | Ron Blake, Senior Development Manager, Planning & Urban Design                     | Grace Lombardi, Acting Election & Committee Coordinator |
|           | Ronji Borooah, City Architect  | Laura Gold  |
|           | Sabrina Bordone, Senior Planner, Central District                                  | Eric Lariviere, Manager Flato Theatre                   |
|           | Loy Cheah, Senior Manager, Transportation  |   |

**Alternate formats for this document are available upon request**

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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 passage of the *COVID-19 Economic Recovery Act, 2020* (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee meeting convened at the hour of 9:34 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Amanda Collucci arrived at 9:39 AM.

Councillor Khalid Usman arrived at 9:40 AM.

Mayor Frank Scarpitti left the meeting at 10:49 AM and returned at 11:05 AM.

Mayor Frank Scarpitti left the meeting at 12:04 PM and returned at 1:36 AM.

The Development Services Committee recessed at 12:04 PM and reconvened at 12:52 PM.

**2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**3. APPROVAL OF PREVIOUS MINUTES****3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 8, 2021 (10.0)**

Moved by Councillor Alan Ho

Seconded by Councillor Keith Irish

1. That the minutes of the Development Services Committee meeting held February 8, 2021, be confirmed.

**Carried**

**4. PRESENTATIONS****4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

The Development Services Committee recognized the following members of staff:

Fery Vaghei, Administrative Clerk, Fire & Emergency Services, 25 years  
 Veronica Siu, Senior Financial Analyst, Financial Services, 15 years  
 John Wong, Technology Support Specialist II, Information Technology Services, 15 years  
 Sheila Kerz, Supervisor, Plans Review, Building Standards, 10 years  
 Kimberley Dunsmoor, Supervisor, Waste Diversion Programs, Environmental Services, 10 years  
 Farid Morani, Lead, Network Infrastructure, Information Technology Services, 10 years  
 Derrick Doobay, Truck Driver, Operations, 10 years

## **5. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **5.1 HIGHWAY 7 BRT UPDATE: WARDEN AVE TO CORNELL BUS TERMINAL (5.14)**

Mary-Frances Turner, Liza Sheppard, Paul May, Stephen Hollinger, on behalf of York Region Rapid Transit Corporation (YRRTC), delivered a presentation which provided an update on the Bus Rapid Transit (BRT) in operation, future segments from Birchmount Road to Cornell Bus Terminal, and Cornell Bus Terminal. It was noted that the Environmental Assessment (EA) was conducted in 2005 and to allow for the heritage area to remain the same, Highway 7 from Galsworthy Road to Elmwood Cemetery would not be expanded, and the VIVA buses will run in mixed traffic. Ms. Turner provided clarification on the reason for the BRT completion delay and that it was due to senior levels government funding issues.

The Committee discussed the following relative to the YRRTC presentation:

- Importance of the Highway 7 BRT connecting to and servicing the Rouge National Urban Park greenway system;
- Importance of the BRT stop at McCowan and Centennial GO Station on Bullock Drive to be developed comprehensively as a transit focus point that will add greater level of service going south;
- Concerns with the proposed widening of Highway 7 for the BRT from McCowan Road to Galsworthy Drive and Wooten Way to 9th Line, causing noise issues, and being a barrier to residents crossing Highway 7;
- Concerns with the delay in the completion of the BRT and Cornell Bus Terminal Project;
- Potential opportunities for integrated developments incorporating the bus terminal;

- Potential shuttle buses around the Cornell area to assist with transportation for residents within the Cornell area;
- Potentially utilizing the 407ETR to access the Unionville GO Station quicker and to provide assistance with widening issues on Highway 7;
- Opportunities for potential roadway connections; and,
- Conducting community awareness for the project.

It was suggested that the YRRTC staff host a workshop on the proposed VIVA rapidway expansion east of Warden Avenue to 9th Line and provide a presentation on the latest network concept of the bus routes connecting to the Cornell Bus Terminal area.

Moved by Mayor Frank Scarpitti  
Seconded by Regional Councillor Joe Li

1. That the presentation provided by Mary-Frances Turner, President, York Region Rapid Transit Corporation entitled "Highway 7 BRT Update: Warden Ave to Cornell Bus Terminal", be received.

**Carried**

## **6. DEPUTATIONS**

Deputations were made for the following item:

10.5 - Recommendation Report, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment Applications to Permit Seven Townhouses and Ten Semi-Detached Dwelling Units at 10 and 20 Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue).(Ward 4) File No. 18 108216 ZA/OP.

Refer to the individual item for the deputation details.

## **7. COMMUNICATIONS**

Communications were submitted for the following items:

10.5 - Recommendation Report, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment Applications to Permit Seven Townhouses and Ten Semi-Detached Dwelling Units at 10 and 20 Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue (Southeast Corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP.

## **8. PETITIONS**

There were no petitions.

## **9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **9.1 HERITAGE MARKHAM COMMITTEE MINUTES – JANUARY 13, 2021 (16.11)**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held January 13, 2021, be received for information purposes.

**Carried**

### **9.2 UNIONVILLE SUB-COMMITTEE MINUTES (MARKHAM CENTRE SECONDARY PLAN UPDATE) – DECEMBER 10, 2020, DECEMBER 14, 2020 & JANUARY 12, 2021 (10.0)**

Councillor Karen Rea addressed the Committee and inquired on the public receiving access to the landowner presentations on their concept plans for the Markham Centre Secondary Plan that were presented at the Unionville Sub-Committee meetings.

Staff indicated that the members of the public can contact the Planning and Clerk department to obtain the presentations.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Unionville Sub-Committee (Markham Centre Secondary Plan Update) meetings held December 10, 2020, December 14, 2020 and January 12, 2021, be received for information purposes.

**Carried**

### **9.3 MARKHAM SUB-COMMITTEE MINUTES (HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED AND ROUGE NATIONAL URBAN PARK) – JANUARY 11, 2021 (10.0)**

Regional Councillor Jack Heath, addressed the committee and inquired on the status of the memo regarding the fencing issue around the stormwater management pond.

It was noted that the staff will report back to the Development Services Committee with a memo in March 2021.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Markham Sub-Committee (Humboldt Greensborough Valley Holdings Limited and Rouge National Urban Park) meeting held January 11, 2021, be received for information purposes.

**Carried**

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

### **10.1 HERITAGE MARKHAM COMMITTEE TERMS OF REFERENCE AND BY-LAW (2021) (16.11)**

Regan Hutcheson, Manager, Heritage, introduced and provided a high-level overview on the new Heritage Markham Committee terms of reference and by-law. It was noted that staff consulted with the Heritage Markham Committee, Legal, and Legislative Services on the proposed amendments. Mr. Hutcheson provided clarification on feedback received from the Committee members.

The Committee provided the following feedback on the terms of reference, Appendix B:

- Section 2 Qualifications
  - Adding the word "citizen" where appropriate in this section to read "A citizen member"
- Second 3.4 Quorum and Attendance
  - 3.4.3 – removing the words “will be” as it is duplicated
- Clarification on 2.4.5 and 3.4.2 and quorum

There was brief discussion regarding the appointment process of the Heritage Markham Committee and it was suggested that consideration be made for the Chair or one of the appointed Council member be included in future interview processes. There was also brief discussion on ending the meetings earlier than 11:00 PM.

Moved by Deputy Mayor Don Hamilton  
 Seconded by Councillor Karen Rea

1. That the staff report entitled “Heritage Markham Committee Terms of Reference and By-law (2021)”, dated February 22, 2021, be received;
2. That the By-law, attached as Appendix A, be enacted by Council;
3. That the Heritage Markham Committee Terms of Reference, attached as Appendix ‘B, **as amended**; be approved;
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.2 PRELIMINARY REPORT, ROCKPORT (UNIONVILLE) INC.,  
 APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW  
 AMENDMENTS TO PERMIT A 32-STOREY STUDENT RESIDENCE  
 LOCATED NORTH OF ENTERPRISE BOULEVARD AND ON THE  
 WEST SIDE OF BILL CROTHERS DRIVE**

**MARKHAM CENTRE (WARD 3), FILE NO. PLAN 20 129430 (10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the preliminary report. It was noted that if York University does not award the applicant with student housing, the applicant intends to proceed with a residential development. Mr. Blake advised that if this occurs, parking and built form matters would be reconsidered.

Jack Winberg, on behalf of the applicant, provided clarification that York University student housing requirements would be outlined in the Request for Proposal.

The Committee discussed the following relative to the staff report:

- The number of students per room, kitchen availability, and if the proposed units would be furnished;
- Concerns with the number of proposed parking spaces if residential development is considered;
- Concerns with the student housing potentially being rooming houses; and,
- Ensuring a Statutory Public Meeting is held to facilitate coordination with the York University's Request for Proposal for student housing, and that the timing of the public meeting not be dependent on the Secondary Plan process.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “PRELIMINARY REPORT, Rockport (Unionville) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3), File No. PLAN 20 129430”, be received; **and,**
2. **That staff be directed to hold a Statutory Public Meeting, for Rockport (Unionville) Inc., to facilitate coordination with the York University’s Request for Proposal for student housing, and that the timing of the public meeting not be dependent on the Secondary Plan process.**

**Carried**

**10.3 PRELIMINARY REPORT, APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY KENNEDY MM MARKHAM LTD. TO FACILITATE RESIDENTIAL AND MIXED USE DEVELOPMENT ON THE LANDS KNOWN MUNICIPALLY**

**AS 10537 KENNEDY ROAD (WARD 6), FILE # PLAN-20-129597 (10.7, 10.5)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, and Amanda Crompton, Planner II, addressed the committee and provided a high-level overview of the preliminary report which included the draft plans for the Robinson Glen Secondary Plan.



It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jack Heath

1. That the report dated February 22, 2021 titled “PRELIMINARY REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6), File # PLAN-20-129597” be received.

**Carried**

**10.4 PRELIMINARY REPORT, LIFETIME 8200 WARDEN AVENUE GP INC. (LIFETIME DEVELOPMENTS), APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A HIGH RISE RESIDENTIAL MIXED-USE DEVELOPMENT LOCATED**

**AT THE SOUTHWEST CORNER OF CEDARLAND DRIVE AND WARDEN AVENUE, MARKHAM CENTRE (WARD 8), FILE NO. PLAN 20 123292 (10.3, 10.5, 10.7)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the preliminary report.

Kate Cooper, Bousfields, on behalf of the applicant, delivered a presentation which included the differences in the applicant’s submission in July 2018 to the submission in August 2020. Ms. Cooper informed the Committee that the changes conform to the Buttonville flight path restrictions. Ms. Cooper noted that private amenity space will be provided as part of at the proposed development and it was noted that public parks are being considered as part of the review.

Staff indicated that there are a number of transportation issues and road network issues that require confirmation and cannot be finalized until the Markham Secondary Centre Plan is completed.

The Committee discussed the following with respect to the preliminary report:

- Concerns that parking accommodations will not support the proposed commercial retail;

- Timing for public meeting and staff review of the applications in regard to the Markham Centre Secondary Plan review process; and,
- Parkland dedication.

There was discussion regarding the conformity of the application to Transport Canada Airport Height Restriction. The Committee requested that staff consider this matter further as part of the review of the applications.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received; **and,**
2. **That staff be directed to hold a Statutory Public Meeting for Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), and that the timing of the public meeting not be depended on the secondary plan process, and further that the results from the Statutory Public Meeting and staff recommendations be considered at a future Development Services Committee meeting.**

**Carried**

**10.5 RECOMMENDATION REPORT, 10-20 FINCHAM INC. PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT SEVEN TOWNHOUSES AND TEN SEMI-DETACHED DWELLING UNITS AT 10 AND 20 FINCHAM AVENUE (SOUTHEAST CORNER OF 16TH AVENUE AND FINCHAM AVENUE) (WARD 4) FILE NO. 18 108216 ZA/OP (10.5, 10.3)**

Elizabeth Brown, Liza Lyon, Sid Rajaram, and Chris Rogge, spoke in opposition to the staff recommendations. The main concerns were: density, height, compatibility with existing neighbourhood and traffic congestion.

It was suggested that this matter be referred to a future Markham Sub-Committee meeting.

Moved by Regional Councillor Jack Heath  
 Seconded by Councillor Karen Rea

1. **That the deputations made by Elizabeth Brown, Liza Lyon, Sid Rajaram, and Chris Rogge, be received; and,**
2. **That the communications submitted by Monica Lawrence, Catherine Badana, Sharon McIntyre, Del and Marianne Foscari, Liza Lyon, Guoyin Wang, Catherine MacLeod, Tara Merritt, Derek Martin, and Christina Rogge, be received; and further,**
3. **That the Recommendation Report, 10-20 Fincham Inc. be referred to a future Markham Sub-Committee meeting.**

**Carried**

Moved by Regional Councillor Jack Heath  
 Seconded by Councillor Karen Rea

1. That the report dated February 22, 2021 titled “RECOMMENDATION REPORT, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment applications to permit seven townhouses and ten semi-detached dwelling units at 10 and 20 Fincham Avenue (Southeast corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP”, be received; and,
2. That the Official Plan Amendment application (File No. 18 108216 OP) submitted by 10-20 Fincham Inc. be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application (File No. 18 108216 ZA) submitted by 10-20 Fincham Inc. to amend By-law 163-78, as amended and 61-92, be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix ‘B’, in accordance with Section 45 (1.4) of the Planning Act; and,

5. That Council grant servicing allocation for up to 17 residential units for the proposed development; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Postponed**

## **11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

### **11.1 DESTINATION MARKHAM CORPORATION 2021 BUSINESS PLAN AND BUDGET (10.16)**

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

Eric Lariviere, Flato Markham Theatre Manager, Destination Markham Corporation City Lead, delivered a presentation on the Destination Markham Corporation 2021 business priorities, budget summary and the 2020 key accomplishments. Mr. Lariviere provided clarification on budget for staff.

David Miller, Chair, Destination Markham Corporation, addressed the Committee and provided an update on the Destination Markham. Mr. Miller informed the Committee that since the launch of Destination Markham, the focus was on finalizing the agreement with the City and obtaining support from the Federal government on the Federal Development Recovery Relief funding to support business during the COVID-19 pandemic. Mr. Miller noted that in preparation for Destination Markham budget there was consultation with key industry stakeholders and an Economic Recovery Sub-Committee was created. It was noted that the budget is required to move forward with Destination Markham future activities.

The committee discussed the following relative to the presentation:

- Requesting to be placed on the distribution list for Destination Markham seminars and workshops;
- Clarification on the budget pertaining to staff;
- How results are measured;
- How funds will be used;

- Potentially working together with Flato Markham Theatre, Markham Museum, Varley Art Gallery, and BIA for both Markham and Unionville on this effect of encouraging tourism within the City of Markham.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the report “Destination Markham Corporation 2021 Business Plan and Budget” be received; and,
2. That Council approve the “Destination Markham Corporation 2021 Business Plan”: and,
3. That Council approve the Destination Markham Corporation 2021 Budget to a maximum of \$1,236,000 and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **12. MOTIONS**

There were no motions.

## **13. NOTICES OF MOTION**

There were no notices of motion.

## **14. NEW/OTHER BUSINESS**

### **14.1 WINTER ACTIVITIES ON PONDS (5.6)**

Councillor Andrew Keyes addressed the Committee and inquired on the City’s maintenance and enforcement process for winter activities on ponds.

It was requested that staff report back on this matter at the February 23, 2021 Council meeting.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. **That staff be directed to report to the February 23, 2021 Council meeting providing an update on winter activities on ponds.**

**Carried**

**15. ANNOUNCEMENTS**

There were no announcements.

**16. ADJOURNMENT**

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jack Heath

That the Development Services Committee meeting be adjourned at 3:04 PM.

**Carried**