

Electronic Development Services Committee Meeting

Minutes

Meeting Number 6

March 30, 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	
	Councillor Amanda Collucci	
Staff	Andy Taylor, Chief Administrative Officer	Stephen Lue, Manager, Central District
	Arvin Prasad, Commissioner, Development Services	Stacia Muradali, Acting Manager, Development - East
	Trinela Cane, Commissioner, Corporate Services	Amanda Crompton, Planner II
	Claudia Storto, City Solicitor and Director of Human Resources	Dimitri Pagratis, Senior Planner, Central District
	Biju Karumanchery, Director, Planning & Urban Design	Rick Cefaratti, Senior Planner
	Brian Lee, Director, Engineering	Melissa Leung, Planning Technician
	Bryan Frois, Chief of Staff	Alain Cachola, Senior Manager of Infrastructure & Capital Works
	Ron Blake, Senior Development Manager, Planning & Urban Design	Marty Rokos, Senior Planner
	Francesco Santaguida, Assistant City Solicitor	Aqsa Malik, Planner I, East District
	Daniel Brutto, Planner I, North District	Grace Lombardi, Acting Election & Committee Coordinator
		Laura Gold, Corporate Privacy & Records Coordinator
		Hristina Giantsopoulos, Election & Committee Coordinator
		Martha Pettit, Deputy Clerk

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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 9:34 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Development Services Committee recessed at 11:33 AM and reconvened at 11:46 AM.

Councillor Karen Rea arrived at 9:43 AM.

Regional Jack Heath left the meeting at 10:00 AM and returned at 11:56 AM.

Councillor Isa Lee arrived at 11:12 AM.

Councillor Collucci arrived at 12:24 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MARCH 8, 2021 (10.0)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held March 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:

Annie Hung, Financial Analyst, Accounting, Financial Services, 25 years

Carlo Macchiusi, Waterworks Accounts & Claims Co-ordinator, Environmental Services, 25 years

Mona Nazif, Senior Manager HR Client Services, Human Resources, 20 years
Hendrikus Bouhuyzen, Instrumentation Engineer, Environmental Services, 15 years

Tehzeeb Jeelani, Facility Operator III, Recreation Services, 15 years

Harvinder Saini, Supervisor, Provincial Offences Officer, Legislative Services & Communications, 15 years

Soran Sito, Manager, Environmental, Engineering Department, 15 years

Brian Lee, Director, Engineering, Engineering Department, 15 years

Peter Nikolaidis, Provincial Offences Officer II, Legislative Services & Communications, 15 years

Brieanna Gabbard, Administrative Assistant, Recreation, Recreation Services, 15 years

Simon Trimbee, Firefighter, Fire & Emergency Services, 10 years

Benjamin Smith, Arborist, Operations, 10 years

Ryan Hanna, Community Facility Coordinator FC, Recreation Services, 10 years

Marta Siekierko, Coordinator, Health and Safety, Human Resources, 10 years

Andrea Liu, Transportation Engineer, Engineering Department, 10 years

Hari Pokharel, Infrastructure Data Specialist, Environmental Services, 5 years

David Johnston, Zoning Examiner, Building Standards, 5 years

Christopher Romita, General Maintenance, Sign Maintenance, Operations, 5 years

5. DEPUTATIONS

A deputation was made for the following item:

9.5 – Recommendation Report 2690622 Ontario Inc. (Kingdom –Markham Centre) – Application for Site Plan Approval to Facilitate a Mid-rise Mixed-Use Residential Building at 4077 and 4101 Highway 7.

6. COMMUNICATIONS

A communication was submitted for the following item:

9.5 – Recommendation Report 2690622 Ontario Inc. (Kingdom –Markham Centre) – Application for Site Plan Approval to Facilitate a Mid-rise Mixed-Use Residential Building at 4077 and 4101 Highway 7.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – FEBRUARY 16, 2021 AND MARCH 2, 2021 (10.0)

Moved by Councillor Khalid Usman
Seconded by Deputy Mayor Hamilton

1. That the minutes of the Development Services Public Meetings held February 16, 2021 and March 2, 2021, be confirmed.

Carried

8.2 HERITAGE MARKHAM COMMITTEE MINUTES – FEBRUARY 10, 2021 AND MARCH 10, 2021 (16.11)

Moved by Councillor Khalid Usman
Seconded by Deputy Mayor Hamilton

1. That the minutes of the Heritage Markham Committee meeting held February 10, 2021 and March 10, 2021, be received for information purposes.

Carried

8.3 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – NOVEMBER 19, 2020, DECEMBER 17, 2020, JANUARY 21, 2021 AND FEBRUARY 18, 2021 (16.34)

Committee expressed its sincere appreciation and support to the Cycling & Pedestrian Committee for the research it is conducting on ways to address pedestrian and cyclist conflicts on Multi Use Pathways.

Committee discussed the following:

- Possibly erecting signs at pedestrian bridges requiring cyclist to dismount from their bicycle when crossing;
- Considering the location and intensity of use when building MUPs;
- Having physical elements that provide for greater separation on some MUPs;
- Approaching MUPs differently depending on where they are located;
- Educating residents on trail etiquette, for example advising cyclist to ring their bell when passing pedestrians.

Moved by Councillor Karen Rea
Seconded by Councillor Keith Irish

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held November 19, 2020, December 17, 2020, January 21, 2021 and February 18, 2021, be received for information purposes.

Carried

8.4 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES - FEBRUARY 1, 2021 (16.0)

Moved by Councillor Khalid Usman
Seconded by Deputy Mayor Hamilton

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held February 1, 2021, be received for information purposes.

Carried

8.5 HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED, LAND LOCATED SOUTH OF MAJOR MACKENZIE DRIVE, EAST SIDE OF DONALD COUSENS PARKWAY, WEST OF NINTH LINE (CONCESSION 8, PART OF LOT 19)- WARD 5, REQUEST FOR COMPENSATION FOR UPGRADED FENCE (FILE NO. SC 10 132123) (10.0)

Moved by Councillor Khalid Usman
Seconded by Deputy Mayor Hamilton

1. That the memorandum dated March 30th, 2021 and titled “Humbold Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence (File No. SC 10 132123)”, be received.

Carried

8.6 NEST (VS) GP INC., APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD (WARD 2) FILE NO.: ZA 19 179145, SU 19 179147 (10.5, 10.7)

Moved by Councillor Khalid Usman
 Seconded by Deputy Mayor Hamilton

1. That the memorandum dated March 30th, 2021 and titled “Nest (VS) GP Inc., applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2), File No.: ZA 19 179145, SU 19 179147”, ” be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 DEVELOPMENT APPLICATION PUBLIC NOTICE IMPROVEMENTS – UPDATE (10.0)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided an update on the improvements to the development application public notice sign.

Ron Blake, Senior Development Manager, Planning & Urban Design addressed the Committee and summarized the details outlined in the report. Mr. Blake noted that a three month pilot project of the new public meeting notice sign will occur in quarter two, and that staff will review the Committee of Adjustment public notice sign for similar enhancements.

Regional Councillor Jack Heath requested that the date on the proposed new public meeting sign be changed to either:

- Written format (March 30, 2021)
- Year- Month – Date Format (2021-03-30)

Staff agreed to meet with Regional Councillor Jack Heath to review other suggested changes to the proposed development application public notice. Committee noted that notice does not need to be brought back to the Development Services Committee unless substantial changes are made to the notice as an outcome of the meeting.

Moved by Councillor Alan Ho
 Seconded by Regional Councillor Reid McAlpine

1. That the memorandum dated March 30, 2021, titled “Development Application Public Notice Improvements – Update” be received; and,
2. That the new development application public notices, attached as Appendix B and Appendix C, be endorsed; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9.2 PRELIMINARY REPORT GLEN ROUGE HOMES (KENNEDY) INC.
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE
PLAN CONTROL TO PERMIT 31 THREE-STOREY TOWNHOUSE
UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY
ROAD (WARD 8)**

FILE NO. SPC/PLAN 20 136196 (10.5, 10.6)

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

Nick Wood, Corbett Land Strategies, on behalf of the applicant, delivered a presentation, which included the existing conditions, planning policy, background information and technical studies completed, site plan, massing and elevation, comparable developments, proposed zoning by-law amendments, and next steps.

The Committee discussed the following relative to the preliminary report:

- The high density of the development proposal;
- Concerns that the proposed townhomes are too narrow in width and will not function well;
- Opportunity to view internal and external examples of townhomes of a similar width to demonstrate their functionality (either through a virtual video tour or a in-person tour);
- The tandem garage functionality ; and,
- Considering additional park space within the proposed development.

Mr. Wood responded to questions from the Committee, explaining that a tandem garage will have two parking spots within the proposed development. Also, advising that the narrow width of the proposed townhouses is to make the units more affordable. Examples of townhouses of the proposed width will be displayed to Committee on a future date.

Moved by Councillor Andrew Keyes

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received.

Carried

9.3 PRELIMINARY REPORT 2697416 ONTARIO INC. APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A 2-STOREY MULTI-UNIT INDUSTRIAL BUILDING AT 5560 14TH AVENUE (WARD 4) FILE NO. PLAN 2020 116893 001/SPC 2020 116893 (10.5)

Ron Blake, Senior Development Manager, Planning & Urban Design addressed the Committee and provided a high-level overview of the preliminary report.

James Hussaini, applicant, addressed the Committee and provided clarification on the renderings of the proposed 2-storey multi-unit industrial building at 5560 14th Avenue. Mr. Hussaini also expressed concerns regarding the number of parking spaces being requested by staff, and the feasibility of incorporating a temporary turnaround within the subject lands at the north end of the proposed public road.

Mr. Hussaini expressed concerns about the road network connections within the subject lands and between the subject lands and the lands to the north. Further, he advised that the proposed development does not include loading docks, and that the heritage home will remain in its current location and will be incorporated into the proposed development.

The Committee discussed the following relative to the preliminary report:

- The future road network in the area and the possibility of the applicant and the surrounding landowners entering a landowners' agreement to swap lands in order to preserve the integrity of the road network;
- Ensuring the industrial complex has appropriate lighting so that the lighting does not spill over onto the surrounding residential properties;
- The attractive design of the industrial building; and,
- The possibility of having layby parking on the future road extension to permit for additional parking.

Brian Lee, Director of Engineering, provided clarification on the potential layby parking on the road, advising that the future intersection would be with a Regional road and that the parking spaces would only be permitted within a certain distance from the intersection. He also noted that the parking spaces on a public road would be for public use not necessarily for the proposed development. Staff will discuss this parking alternative with York Region.

Staff indicated that the landowner's group agreement process is between the landowner's and that the City is not involved with the process, as the City would be liable to recover the cost.

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

Moved by Councillor Khalid Usman
Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, 2697416 Ontario Inc., Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/SPC 2020 116893” be received

**9.4 PRELIMINARY REPORT MINOTAR HOLDINGS INC. AND HAL-VAN
5.5 INVESTMENTS LTD. APPLICATIONS FOR A DRAFT PLAN OF
SUBDIVISION AND ZONING BY-LAW AMENDMENT TO PERMIT
APPROXIMATELY 840 DWELLING UNITS (760 GROUND RELATED
AND 80 IN A MIXED-USE BLOCK)

ON PART OF LOTS 23 AND 24, CONCESSION 6 (EAST SIDE OF
KENNEDY ROAD NORTH OF MAJOR MACKENZIE DRIVE) (WARD 6)
FILE NO.: PLAN 20 133038 (10.7, 10.5)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee and provided a brief overview of the preliminary report. Mr. Prasad advised that a Statutory Public meeting will be scheduled, when appropriate.

Elizabeth Howson, Macaulay Shiomi Howson Ltd, on behalf of the applicant delivered a presentation on the development proposal, which is located within the lands subject to the Robinson Glen Secondary Plan. The presentation provided an overview of the Community Design Plan, demonstration plan, and the proposed draft plan of subdivision. Ms. Howson advised that the two Heritage homes located on the subject lands will remain within the proposed development, and that the proposed development will include affordable housing.

There was a brief discussion on the location of the two heritage homes within the proposed development and it was noted that Heritage Markham Committee has yet to recommend where the two heritage houses should be located.

Clay Leibel, applicant, addressed the Committee and advised that renderings of the development proposal will be presented at the Statutory Public Meeting.

Moved by Councillor Isa Lee
Seconded by Mayor Frank Scarpitti

1. That the report dated March 30, 2021 titled “PRELIMINARY REPORT, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit

approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)”, be received.

Carried

9.5 RECOMMENDATION REPORT 2690622 ONTARIO INC. (KINGDOM - MARKHAM CENTRE) APPLICATION FOR SITE PLAN APPROVAL TO FACILITATE A MID-RISE MIXED-USE RESIDENTIAL BUILDING AT 4077 AND 4101 HIGHWAY 7 MARKHAM CENTRE (WARD 3) FILE NO. SPC 20 112580 (10.6)

Roland Hosein, on behalf of the Unionville Residents Association (URA), addressed the Committee and expressed concerns regarding the density and height of phases 2 and 3 of the proposed development. The main concerns were: insufficient amenities, transportation network not supporting the density, and the need for an Environmental Assessment to be undertaken to support the extension of Sciberras Road.

Arvin Prasad, Commissioner, Development Services, introduced and provided a brief overview of the development proposal.

Ron Blake, Senior Development Manager, Planning & Urban Design addressed the Committee and summarized the details outlined in the report. Mr. Blake indicated that this application is for phase 1 of the development and that phase 2 and 3 would be presented at a later date.

Nick Pileggi, on behalf of the applicant, delivered a presentation which, included renderings of the building elevations, landscape and amenity spaces, the retail facing Whole Foods, and development in relation to the river. Mr. Pileggi advised that the applicant would continue to work with staff on Phases 2 and 3 of the development proposal.

Committee provided the following feedback on the development proposal:

- Consider using Markham District Energy within the proposed development;
- Concerns with the proposed density of Phases 2 and 3 of the development proposal; and,
- Consider including an automated waste collection system in the proposed development.

Moved by Regional Councillor McAlpine

Seconded by Mayor Frank Scarpitti

1. That the deputation and written submission by Roland Hosein, Unionville Residents Association regarding 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for Site Plan Approval to facilitate a mid-rise mixed-use residential building at 4077 and 4101 Highway 7, Markham Centre (Ward 3), File No. SPC 20 112580”, be received

2. That the report titled “RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for Site Plan Approval to facilitate a mid-rise mixed-use residential building at 4077 and 4101 Highway 7, Markham Centre (Ward 3), File No. SPC 20 112580”, be received; and,
3. That the Site Plan Control application (File No. SPC 20 112580) submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre) be endorsed in principle, subject to the conditions attached as Appendix “A” and that Site Plan Approval be delegated to the Director of Planning and Urban Design, or his designate; and,
4. That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and,
5. That Council assign up to 331 units of servicing allocation for 2690622 Ontario Inc. (Kingdom - Markham Centre), Site Plan Control File SPC 20 112580; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

There was new/other business.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Moved by Councillor Alan Ho
Seconded by Councillor Isa Lee

That, in accordance with Section 239 (2) of the *Municipal Act*, the Development Services Committee resolve into confidential session at 12:24 PM to discuss the following matter:

Carried

14.1 DEVELOPMENT AND POLICY ISSUES

14.1.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – LPAT APPEAL DEVELOPMENT GROUP (100 SAW) INC. (8.0) [Section 239 (2) (e)]

The Development Services Committee consented to refer this matter directly to the March 31, 2021 Council agenda for consideration.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

That the Development Services Committee rise from the confidential session at 1:36 PM.

Carried

15. ADJOURNMENT

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 1:36 PM.

Carried