

Electronic Development Services Committee Meeting Minutes

Meeting Number 18
July 21, 2021, 12:00 PM - 4:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
Staff	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	Ron Blake, Senior Development Manager, Planning & Urban Design
	Arvin Prasad, Commissioner, Development Services	Francesco Santaguida, Assistant City Solicitor
	Morgan Jones, Commissioner, Community Services	Loy Cheah, Acting Director, Engineering
	Claudia Storto, City Solicitor and Director of Human Resources	Darryl Lyons, Manager, Policy
	Frank Clarizio, Director, Engineering	Mark Visser, Senior Manager, Financial Strategy & Investments
	Biju Karumanchery, Director, Planning & Urban Design	Hristina Giantsopoulos, Election & Committee Coordinator
	Bryan Frois, Chief of Staff	Alida Tari, Manager, Access & Privacy
	Joel Lustig, Treasurer	

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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 12:06 PM with Regional Councillor Jim Jones in the Chair for all items on the agenda. The Committee recessed at 1:03 PM and reconvened at 1:24 PM. The Committee recessed at 3:18 PM and reconvened at 3:35 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

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

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

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

Carried

4. DEPUTATIONS

Item 7.1 City of Markham Comments on Proposed Regional Official Plan Amendment No. 7 to Allow Urban Park Uses in the Greenbelt

- Don Givens, Malone Given Parsons

Item 7.2 City of Markham - Interim Parkland Cash-in-Lieu Strategy

- Mustafa Ghassan on behalf of Markham Centre Landowners Group
- Evelin Ellison

5. COMMUNICATIONS

There was discussion with respect to some communications received that deals with Green Lane, Bayview Avenue and John Street area and Committee consented to have those communications placed on the July 27, 2021 Council agenda to be received.

5.1 COMMUNICATIONS - CITY OF MARKHAM COMMENTS ON PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT NO. 7 (10.0)

Note: Please refer to Item #7.1 for staff report.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

That the following communications providing comments regarding the above subject matter be received for information purposes:

1. Irene Ford
2. Don Given

Carried

5.2 COMMUNICATIONS - CITY OF MARKHAM - INTERIM PARKLAND CASH-IN-LIEU STRATEGY (6.3)

Note: Please refer to Item #7.2 for staff report.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

1. That the communication submitted by Mustafa Ghassan providing comments regarding the above subject matter be received.

Carried

6. PETITIONS

There were no petitions.

7. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 CITY OF MARKHAM COMMENTS ON PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT NO. 7 TO ALLOW URBAN PARK USES IN THE GREENBELT (10.0)

Biju Karumanchery, Director of Planning addressed the Committee and introduced the item.

Patrick Wong, Senior Planner Natural Heritage delivered a PowerPoint presentation regarding the City of Markham's comments on the proposed Regional Official Plan Amendment (ROPA) No. 7 to allow urban park uses in the Greenbelt.

Don Givens, Malone Given Parsons addressed the Committee with respect to the City's comments on the ROPA No. 7 to allow urban park uses in the Greenbelt

and spoke in opposition to the staff recommendations. Mr. Givens requested that Committee support their request outlined in their written submission.

The Committee requested that Mr. Givens indicate which developers he is representing, and he noted the following: TACC, Kylemore, Fieldgate, Clay Leibel, and Eddie Li.

The Committee discussed the following relative to the proposed ROPA No. 7 to allow urban park uses in the Greenbelt:

- potential financial implications for the City if this is endorsed
- what are the advantages or disadvantages for the public and developers
- potential implications to already approved Secondary Plans
- determination of park locations that includes negotiations between City staff and developers
- the continuation of the Angus Glen Golf Course within the Greenbelt Plan area
- the impacts on meeting density requirements and providing a range of housing types in Vaughan's Block 41 development
- ability to build parks in urban expansion areas above underground stormwater tank systems

The Committee suggested that the report and presentation be received and that staff be directed to provide additional recommendations that will continue to permit golf course uses within the Angus Glen block, and the ability to reduce or narrow the consideration for parkland uses within the ROPA No. 7 to meet parkland requirements for high density residential developments only.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the staff report entitled 'City of Markham Comments on Proposed Regional Official Plan Amendment No. 7 to Allow Urban Park Uses in the Greenbelt' dated June 21, 2021 be received; and,
2. **That the presentation regarding the City of Markham comments on the proposed Regional Official Plan Amendment (ROPA) No. 7 to allow urban park uses in the Greenbelt, be received; and,**
3. **That staff be directed to provide additional clauses for consideration at the July 27, 2021 Council meeting for the following:**

- a. **to permit golf course use in the Angus Glen block; and,**
 - b. **reducing or narrowing consideration for park uses within the ROPA 7 and to specifically provide for park uses in relation to high density developments; and further,**
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2 CITY OF MARKHAM - INTERIM PARKLAND CASH-IN-LIEU STRATEGY (6.3)

Arvin Prasad, Commissioner of Development Services addressed the Committee and provided some brief opening remarks.

Parvathi Nampoothiri, Manager, Urban Design delivered a PowerPoint presentation regarding the City of Markham - Interim Parkland Cash-in-Lieu Strategy.

Mustafa Ghassan, on behalf of Markham Centre Landowners Group addressed the Committee with respect to the City of Markham interim parkland cash-in-lieu strategy and stated some concerns. He thanked staff for addressing the concerns raised by the development industry regarding the City's current parkland dedication cash-in-lieu rate, but believes a further reduction is necessary.

Evelin Ellison addressed the Committee regarding the City of Markham interim parkland cash-in-lieu strategy and spoke in opposition to the staff recommendation.

The Committee discussed the following regarding the City's interim parkland cash-in-lieu strategy:

- pros and cons of this proposed reduction
- cash-in-lieu rates of surrounding municipalities
- importance of ensuring the City has the ability to meet the parkland dedication as per the City's policies
- the proposed reduction will continue to satisfy the City's parkland dedication requirements
- is an interim strategy necessary

- applications that are currently being delayed as a result of the current parkland cash-in-lieu
- importance of providing a reduction of cash-in-lieu of parkland dedication if there is commitment to build more affordable housing units

The Committee suggested that this matter be deferred to a future Standing Committee or Council meeting, and that staff be directed to prepare an interim cash-in-lieu relief option with respect to purpose built rentals, affordable rentals, and subsidized housing units.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That the report entitled, “City of Markham - Interim Parkland Cash-in-Lieu Strategy” **be deferred to a future Council or Standing Committee meeting;** and,
2. **That the presentation regarding the City of Markham Interim Parkland Cash-in-Lieu Strategy be received; and,**
3. **That staff be directed to prepare an interim cash-in-lieu relief policy with respect to the following:**
 - a. **purpose built rental units; and,**
 - b. **affordable rental units; and,**
 - c. **subsidized housing; and further,**
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICES OF MOTION

There were no notices of motion.

10. NEW/OTHER BUSINESS

There was no new/other business.

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

11. ANNOUNCEMENTS

There were no announcements.

12. CONFIDENTIAL

Moved by Regional Councillor Joe Li
Seconded by Deputy Mayor Don Hamilton

That, in accordance with Section 239 (2) of the *Municipal Act*, the Development Services Committee resolve into confidential session at 1:52 PM to discuss the following matter:

Carried

12.1 DEVELOPMENT AND POLICY ISSUES

12.1.1 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE [Section 239 (2) (f)]

13. ADJOURNMENT

Moved by Councillor Alan Ho
Seconded by Councillor Amanda Collucci

That the Development Services Committee adjourn at 5:47 PM.

Carried