

Electronic Development Services Committee Meeting Minutes

Meeting Number 19
September 27, 2021, 9:00 AM - 1:00 PM
Live Streamed

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| 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 Trinela Cane, Commissioner, Corporate Services Claudia Storto, City Solicitor and Director of Human Resources Stephanie DiPerna, Director, Building Standards Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Joel Lustig, Treasurer Ron Blake, Senior Development Manager, Planning & Urban Design Francesco Santaguida, Assistant City Solicitor Ronji Borooh, City Architect | Amanda Crompton, Planner II Dimitri Pagratis, Senior Planner, Central District Hailey Miller, Planner I, West District Morgan Jones, Commissioner, Community Services Adam Grant, Fire Chief Patrick Wong, Senior Natural Heritage Planner Frank Clarizio, Director, Engineering Mary Caputo, Manager of Development, West District Lawrence Yip, Senior Planner, Urban Design Samson Wat, Senior Project Engineer Tanya Lewinberg, Public Realm Coordinator Mark Goldsworthy, Tree Preservation Technician Victoria Chai, Assistant City Solicitor Kimberley Kitteringham, Legislative Services & Communications |

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| Sabrina Bordone, Senior Planner, Central District | Marg Wouters, Senior Manager, Policy & Research |
| Rick Cefaratti, Senior Planner, West District | Emily Irvine, Special Projects Coordinator |
| Huyen Hare, Senior Business Development Officer | Robert Tadmire, Coordinator, Geomatics/GIS Advocate |
| Regan Hutcheson, Manager, Heritage | Melissa Leung, Planner I |
| Darryl Lyons, Manager, Policy | Hristina Giantsopoulos, Election & Committee Coordinator |
| Stephen Lue, Development Manager, Central District | Laura Gold, Council/Committee Coordinator |
| John Yeh, Manager, Strategy & Innovation | Mary-Jane Courchesne, Acting Council/Committee Coordinator |
| Marg Wouters, Senior Manager, Policy & Research | |

Alternate formats for this document are available upon request

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 9:12 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Deputy Mayor Don Hamilton arrived at 9:21 AM.

Councillor Collucci left the meeting at 2:45 PM and returned to the meeting at 3:58 PM.

Committee entered a confidential session at 11:52 AM

Committee recessed from 12:57 PM to 1:31 PM.

Committee reconvened the confidential session at 1:31 PM

Committee reconvened the open session at 2:12 PM.

Committee reconvened the confidential session at 4:04 PM.

Committee reconvened the open session at 7:02 PM.

2. **DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

3. **APPROVAL OF PREVIOUS MINUTES**

3.1 **DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 22, 2021, JULY 12, 2021 AND JULY 21, 2021 (10.0)**

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Joe Li

1. That the minutes of the Development Services Committee meetings held June 22, 2021, July 12, 2021 and July 21, 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:

Office of the Chief Administrative Officer

Morgan Jones, Commissioner's Office - Community Services, Commissioner, Community Services, 30 years

Raj Raman, Office of the CAO, Senior Manager Projects, 20 years

Office of the Chief Administrative Officer (Fire & Emergency Services)

Michael Hallyburton, Fire & Emergency Services, Battalion Chief, 35 years

David Gilson, Fire & Emergency Services, Captain, 35 years

Sonia Singh, Fire & Emergency Services, Emergency Preparedness Co-ordinator, 10 years

Richard Busato, Fire & Emergency Services, Firefighter, 5 years

Steven Cooper, Fire & Emergency Services, Firefighter, 5 years

Justin Dobrowolski, Fire & Emergency Services, Firefighter, 5 years

Blair Graham, Fire & Emergency Services, Firefighter, 5 years

Kale Hudolin, Fire & Emergency Services, Firefighter, 5 years

Darryl Kothiringer, Fire & Emergency Services, Firefighter, 5 years

Logan Kuipers, Fire & Emergency Services, Firefighter, 5 years

Colin Laforge, Fire & Emergency Services, Firefighter, 5 years

Raymond Lalonde, Fire & Emergency Services, Firefighter, 5 years

Bobby Long, Fire & Emergency Services, Firefighter, 5 years
 Derek McDonald, Fire & Emergency Services, Firefighter, 5 years
 Kate McLellan, Fire & Emergency Services, Firefighter, 5 years
 Jordan Moser, Fire & Emergency Services, Firefighter, 5 years
 Matthew Moss, Fire & Emergency Services, Firefighter, 5 years
 Pirashoath Nandakumar, Fire & Emergency Services, Firefighter, 5 years
 Matthew O'Connor, Fire & Emergency Services, Firefighter, 5 years
 Ian Robertson, Fire & Emergency Services, Firefighter, 5 years
 Richard Saunders, Fire & Emergency Services, Firefighter, 5 years
 Joseph Scott, Fire & Emergency Services, Firefighter, 5 years
 Jennifer Wagner, Fire & Emergency Services, Alarm Room Operator, 5 years
 Michelle Wu, Fire & Emergency Services, Firefighter, 5 years

Community Services Commission

Nory Takata, Operations - Parks, Parks Planner, 25 years
 Isidro Samillano, Recreation Services, Facility Operator II, 20 years
 Todd Hill, Operations - Roads, Operations Working Supervisor, 15 years
 Bradley Fraser, Operations - Roads, Sign Maintenance, 10 years
 Lucas Hilts, Recreation Services, Community Program Coordinator PR, 10 years
 Mark Diestl, Financial Services, Supervisor, Community Program, 5 years
 Nikunj Kumar Shah, Operations - Utilities Inspection & Survey, Utilities
 Technologist/Inspector, 5 years
 Brett Bartlett, Recreation Services, Community Outreach Specialist, 5 years
 Anthony Ierulli, Recreation Services, Manager, Community, 5 years

Corporate Services Commission

Chariclee Drosis, Financial Services, Cash Control Clerk, 20 years
 Peter Wong, Information Technology Services, IT Solutions Specialist, 15 years
 Henry Tang, Information Technology Services, IT Solutions Specialist, 5 years

Development Services Commission

Andrea Carpenter, Commissioner's Office - Development Services, Program
 Coordinator, Museum, 15 years
 Tinnik Wong, Commissioner's Office - Development Services, Senior Planner,
 Natural Heritage, 5 years
 Reza Fani, Engineering, Manager, Development Engineering, 5 years

Retirements

Retired at the end of July after 33 years with the City:

Stuart Wardle, Waterworks Operator II, Environmental Services

Retired at the end of August after 32 years with the City:

Alan Jenkins, Captain, Fire & Emergency Services

New Hires**For the month of July:**

Jeff Baker, Supervisor, Business Licensing & Standards, Legislative Services and Communications Department

Lily Li, Capital Works Engineer, Engineering Department

Edgar Tovilla, Senior Manager, Waterworks Operations, Environmental Services Department

For the month of August:

Kevin Chu, Provincial Offences Officer I, Legislative Services and Communications Department

Darrell Martin, Supervisor Parks, Operations Department

Neshelle Wynter, Applications Administrator, Building Standards Department

Carman Yeung, Sr. Planner, Planning & Urban Design Department

Promotions and Transfers**For the month of July:**

Rajeeth Arulanantham, Legislative Services Support Assistant, Legislative Services & Communications Department

Vibha Singh, Public Utilities Coordinator, Operations Department

For the month of August:

Alexander Acorn, Waterworks Operator II, Environmental Services Department

Tim Ballagh, Waterworks Working Supervisor, Environmental Services Department

Stephanie Di Perna, Director, Building Standards, Building Standards Department

Jamie Lamanna, Waterworks Operator II, Environmental Services Department

Edward Migue, Facility Coordinator, Recreation Services Department

Jay Pak, Manager, Budgets, Financial Services Department

Kanat Silahtaroglu, Training Officer- Fire, Fire Services Department

Veronica Siu, Manager, Budgets, Financial Services Department

Kristin Spafford, Building Inspector I – Special Investigator, Building Standards Department

Bill Third, Facility Yard Maintenance Operator, Operations Department

Bill Toleck, Waterworks Working Supervisor, Environmental Services Department

5. DEPUTATIONS

There were deputations for the following item:

- 9.2 - Application for a Heritage Permit to Address Heritage Easement Agreement Requirements to Permit a Rear Yard Sports Pad and Accessory Building, 233 Main Street Unionville, Ward 3

Note: refer to item 9.2 for more information on the deputations.

6. COMMUNICATIONS

There were written submissions submitted for the following items:

- 9.2 - Application for a Heritage Permit to Address Heritage Easement Agreement Requirements to Permit a Rear Yard Sports Pad and Accessory Building, 233 Main Street Unionville, Ward 3
- 9.6 – Scardred 7 Company Limited, Applications for Official Plan and Zoning By-Law Amendment to Permit a Residential Mixed-Use Development Located at 4038 and 4052 Highway 7 East, Ward 3

Refer to items 9.2 and 9.6 for more information on the written submissions.

7. PETITIONS

There we no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 HERITAGE MARKHAM COMMITTEE MINUTES – JULY 14, 2021 AND AUGUST 11, 2021 (16.11)

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Andrew Keyes

1. That the minutes of the Heritage Markham Committee meetings held July 14, 2021 and August 11, 2021, be received for information purposes.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 MONITORING GROWTH IN THE CITY OF MARKHAM - PERFORMANCE INDICATORS (10.0)

Committee consented to postpone this item to the October 12, 2021 Development Services Committee meeting.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

1. That the staff report entitled, “Monitoring Growth in the City of Markham - Performance Indicators” dated September 27, 2021, be received; and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Postponed

9.2 APPLICATION FOR A HERITAGE PERMIT TO ADDRESS HERITAGE EASEMENT AGREEMENT REQUIREMENTS TO PERMIT A REAR YARD SPORTS PAD AND ACCESSORY BUILDING, 233 MAIN STREET, UNIONVILLE, WARD 3 (16.11)

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

Regan Hutcheson, Manager of Heritage Planning, advised that the purpose of this item is to consider a heritage permit application in support of a rear yard sports pad and small cabana building at 233 Main Street Unionville. Mr. Hutcheson advised that staff supported the heritage permit application from a heritage perspective and that the Heritage Markham Committee did not support the application, as it was concerned with the loss of trees that resulted from the construction of the sports pad, and that it was not in character of the Unionville Heritage District. Mr. Hutcheson advised that Council needs to make a decision on the matter at the September 28, 2021 Council meeting due to the *Ontario Heritage Act* deadline.

Martin Ross, Applicant, addressed the Committee displaying a picture of an “Ez-Ice” backyard ice rink that can be easily assembled in anyone’s backyard. Mr. Ross questioned why he needs a heritage permit to have an ice rink and cabana in his backyard when his backyard is not visible from the public realm, and his neighbours have guesthouses, trampolines, and asphalt surfaces in their backyards. Mr. Ross also expressed concern that authorities were frequently being sent to his house due to his sports pad/ ice rink. Mr. Ross further noted that Heritage Staff supported the issuing of a heritage permit for the sports pad and cabana, emphasizing that having a sports pad/ice rink in your backyard is not a heritage issue, therefore, should not be addressed under the Heritage Easement

Agreement for his property. Mr. Ross asked Council to support his application for a rear yard sports pad and cabana.

The following deputations were made on the heritage permit application to permit a sports pad and small cabana at 233 Main Street Unionville:

- Jean-Pierre Gagnon spoke in opposition to the sports pad and cabana, expressing concern that the sports pad was built, and trees were removed from the property without a permit. Mr. Gagnon also suggested that Mr. Ross was running a commercial enterprise, as he was training and holding team practices in his backyard. Mr. Gagnon asked Council not to support the heritage permit application;
- Nancy Holmes provided a deputation suggesting that neighbours felt as if they were being taken hostage by Martin Ross. Ms. Holmes expressed concern regarding the loss of privacy and enjoyment of her property due to the removal of trees and the construction of a sports pad/ice rink at 233 Main Street Unionville in the rear yard. Ms. Holmes was also concerned that the activities involving the sports pad/ice rink will have an impact on her property value (i.e. flying pucks, backyard lighting of the pad, consistent visits from authorities, and noise from training camps) and that this was a commercial endeavour in a residential area;
- Grant Atkin expressed concern regarding Mr. Ross's conduct, and that he removed trees and built a sports pad on his property without a permit. Mr. Atkin also expressed concern that the sports pad has changed drainage patterns and was causing flooding in the adjacent neighbours backyards, and that Mr. Ross is operating a hockey school from his backyard. Mr. Atkin asked Council to deny the heritage permit application to permit a sports pad and cabana;
- Michael Gannon asked when the written submissions will be received.

Committee provided the following feedback on the heritage permit application to permit a sports pad and cabana at 233 Main Street Unionville:

- Requested clarification on why a heritage permit is needed for the sports pad;
- Questioned if a heritage permit is typically discussed at the Development Services Committee;
- Expressed concern that trees were removed, and that a sports pad was constructed without a permit;
- Inquired if a building permit is required for the sports pad;

- Compared the requirements for a backyard swimming pool with the requirements for a backyard sports pad/ice rink;
- Questioned usage and operation of the sports pad/ice rink;
- Expressed concern regarding the impact the sports pad/ice rink will have on parking in the neighbourhood;
- Questioned if the City's Public Nuisance By-Law could be applied in this situation.

The following responses to questions from Committee and the deputants were provided:

Mr. Hutcheson advised that when the Heritage Markham Committee and Staff disagree on a heritage permit application it is the normal process that it will be brought forward to the Development Services Committee for its consideration. The subject Heritage Easement Agreement is for whole property; it identifies that approval is required for erection of buildings/structures, changes to topography and any removal of trees and vegetation; and it drives the need for a heritage permit to allow a sports pad and accessory building in the rear yard of the property. The permit is also required as it is considered a substantial alteration to the property due to the size of the sports pad.

Stephanie DiPerna, Director, Building Standards, advised that a building permit is not required for the sports pad, but a building permit is required if it is to be enclosed. Similarly, a permit is not required for a swimming pool, but a swimming pool enclosure permit is required for the fence that encloses the pool.

Mr. Ross advised that the fact that he is a hockey instructor and has a sports pad/ice rink in his backyard does not mean that he is running a business. Mr. Ross further advised that the rink is used by his children, their friends, and their hockey teams. Mr. Ross noted that the ice rink will not be used after 8:00 or 9:00 PM and that he is not running a business.

Mark Goldsworthy, Tree Preservation Technician, explained how trees are measured and provided an overview of tree preservation process.

Claudia Storto, City Solicitor, advised that only the heritage permit for the sports pad and accessory building should be discussed as part of this item, and that other permits and ongoing investigations related to this property should not be discussed. Ms. Storto advised that a nuisance offence under the City's Nuisance By-Law can only be enforced in relation to a situation that is deemed unreasonable.

Committee entered a confidential session to discuss this item at 11:52 AM.

Committee did not vote on the motion included in the staff report, as it prepared a new motion in the confidential session.

Original Motion from Staff Report

Moved by _____

Seconded by _____

1. That the report titled “Application for a Heritage Permit to address Heritage Easement Agreement requirements to permit a rear yard sports pad and accessory building, 233 Main Street, Unionville, Ward 3”, dated September 27, 2021, be received; and,
2. That although the loss of the mature vegetation from the rear yard without prior authorization or approval is of concern, Council approve the Heritage Permit application in support of the introduction of a rear yard concrete sports pad and cabana structure (subject to securing a Building Permit), given that this construction has transpired and enforcement of the tree removal issue is underway and given the location and lack of visibility of the work from the public realm; and,
3. That the replanting of trees on the property to the extent possible is preferable to the payment of cash-in-lieu in order to enhance the heritage conservation district’s tree canopy; and,
4. That Council not support the introduction of a future rear yard building to enclose the rink/sports pad as it would be out of character with typical rear yard accessory buildings found in the City’s heritage conservation districts; and,
5. That this matter be considered by Markham Council on September 28, 2021 due to the Ontario Heritage Act review deadline; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Motion Replaced with New Motion

Motion Prepared in Confidential Session

Committee consented in the confidential session that the motion below be reported out in the open session and be considered at the September 28th Council meeting:

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

Whereas the owner of 233 Main Street has constructed a 60 foot by 80 foot concrete outdoor hockey/multi-purpose sports pad and is retroactively seeking a Heritage Permit to retain it; and,

Whereas the owner of 233 Main Street has indicated an intention to construct an accessory building and has constructed a concrete base of 30.33 square meters for it and has applied for a Heritage Permit for its retention and construction of the building; and,

Whereas 233 Main Street is individually designated under the Ontario Heritage Act and located within the Unionville Heritage Conservation District; and,

Whereas 233 Main Street is governed by a Heritage Easement Agreement with the City that requires City approval for an owner to undertake certain works on the property; and,

Whereas the Heritage Markham Advisory Committee has indicated that it does not support the Heritage Permit application for 233 Main Street and recommended refusal of the Heritage Permit; and,

Whereas the owner has illegally removed a number of mature trees from the property and has altered the grading and topography of the property without supporting studies or permission from the City;

Now therefore be it resolved:

That the report titled “Application for a Heritage Permit to address Heritage Easement Agreement requirements to permit a rear yard sports pad and accessory building, 233 Main Street, Unionville, Ward 3”, dated September 27, 2021, be received; and,

That the legal advice from the City Solicitor be received; and

That the application for a Heritage Permit pursuant to the Heritage Easement Agreement for 233 Main Street to allow for the retention of an outdoor concrete hockey/multi-purpose sports pad be denied; and,

That the application for a Heritage Permit to construct an accessory building with a concrete base of 30.33 square meters be denied; and,

That staff be authorized to seek restoration of the property to the original state to the satisfaction of the City, and if necessary, utilize the legal processes available to the City as deemed necessary and to the satisfaction of the City Solicitor.

Carried

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the written submissions by Shanta Sundarson, Randy and Nancy Homes, David Tang, Jeffrey Smith, Jianfeng Kuang, Martin Ross, Margaret Hough and Jean-Pierre Gagnon, Unionville Residents Association, and Sam Markovski, regarding the Application for a Heritage Permit to address Heritage Easement Agreement Requirements to Permit a Rear Yard Sports Pad and Accessory Building, 233 Main Street, Unionville, Ward 3, be received for information purposes: and further,

2. That the depositions by Jean-Pierre Gagnon, Nancy Homes, Grant Aitken, and Michael Gannon regarding the Application for a Heritage Permit to address Heritage Easement Agreement Requirements to Permit a Rear Yard Sports Pad and Accessory Building, 233 Main Street, Unionville, Ward 3, be received for information purposes.

Carried

9.3 PRELIMINARY REPORT APPLICATION BY THORNHEIGHTS HOMES INC., FOR A ZONING BY-LAW AMENDMENT TO PERMIT EIGHT (8) TOWNHOUSE UNITS AT 16 KIRK DRIVE, FILE NO. PLAN 21 115669 (WARD 1) (10.5)

Arvin Prasad, Commissioner of Development Services, introduced the item advising that this is a preliminary report on an application by Thornheights Homes Inc. for a Zoning By-Law Amendment to permit 8 townhouses at 16 Kirk Drive. The 90 day period set out in the Planning Act before an applicant can appeal the Zoning By-Law Amendment Application to the Ontario Land Tribunal (OLT) for a lack of decision expired August 2, 2021.

Jim Kotsopoulos, JKO Planning Services Inc., representing the Applicant, provided a presentation on the proposed development.

Ron Blake, Senior Development Manager, advised that the depth of the townhouse units is 15.4 metres measured from the front wall of the garage to the rear wall of the unit.

Biju Karumanchery, Director, Planning & Urban Design, clarified that the 8 townhomes would be 6 metres in width and that they would front onto Kirk Drive.

Councillor Keith Irish advised that residents will have the opportunity to provide feedback on this application at the Statutory Public Meeting or at a Community Information Meeting he will be hosting.

Committee expressed some concern that townhomes may not be compatible with the character of the existing community.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “Preliminary Report, Application by Thornheights Homes Inc., for a Zoning By-law Amendment to permit eight (8) townhouse units at 16 Kirk Drive, File No. PLAN 21 115669 (Ward 1)”, be received.

Carried

9.4 PRELIMINARY REPORT APPLICATION BY UNIONVILLE MONTESSORI PRIVATE SCHOOL FOR A ZONING BY-LAW AMENDMENT TO PERMIT A SIX (6) STOREY SECONDARY SCHOOL BUILDING ON THE EXISTING PRIVATE SCHOOL CAMPUS AT 9286 AND 9302 KENNEDY ROAD

AND 4484, 4486 AND 4488 16TH AVENUE FILE NO. PLAN 21 107046 (WARD 4) (10.5)

Arvin Prasad, Commissioner of Development Services, introduced the item. The report provides preliminary information on a Zoning By-Law Amendment Application to expand the existing Unionville Montessori School campus to include a secondary school. The Applicant can appeal the application to the Ontario Land Tribunal (OLT), as the 120 day period after when an applicant can appeal an application to the OLT for a non decision expired on August 7, 2021. A Statuary Public Meeting for development application has tentatively been scheduled to be held on October 19, 2021.

Lauren Capilongo, Malone Given Parsons, representing the Applicant, provided a presentation on the proposed development.

Councillor Amanda Collucci thanked the Applicant for working closely with the local Councillors and community, noting that a Community Information Meeting on the application was held on August 18, 2021. Councillor Collucci advised that the Unionville Montessori School has a good reputation in the community, and that students that attend the school want to be able to continue their education at the school through their secondary years.

Committee provided the following feedback on the proposed development:

- Questioned if the Heritage House can be restored as part of phase one of the proposed development;
- Suggested that staggering school start times may not mitigate traffic concerns regarding entering and exiting the school during prime times;
- Questioned if traffic signals could be installed at the entrance of the school to address traffic concerns with respect to entering and exiting the school during prime times;
- Questioned if there will be student parking included in the proposed development;
- Questioned if Village Grocer has been consulted on the proposed development and if it will continue to be able to use the Unionville Montessori site for overflow parking;
- Questioned if the City's Bird Friendly Guidelines apply to all new developments, including this one.

The following responses were provided to inquiries from the Committee:

Ron Blake, Senior Development Manager, advised that staff have not yet formed an opinion on the plans for the heritage house located on the site and that he believed it was possible for the heritage house to be restored, as part of Phase 1 of the proposed development. Mr. Blake confirmed that the City's Bird Friendly Guidelines apply to all new developments.

Ms. Capilongo advised that start times are being staggered as one measure to ease the flow of traffic entering and exiting the school during prime times. Ms. Capilongo agreed to explore the possibility of having a signalized intersection with City Staff, but noted that the school may be too close to the existing intersection to have a signalized intersection. Ms. Capilongo further advised that proposed development will comply with the City's Parking By-Law, and that some parking will be available for students.

Rosemin Remtualla, Unionville Montessori School, advised the school has a good relationship with the Village Grocer and that they have been advised of the

proposed development. Ms. Remtualla Village Grocer will continue to be permitted to use the school's parking during weekends and holidays.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled "PRELIMINARY REPORT, Application by Unionville Montessori Private School, for a Zoning By-law Amendment to permit a six (6) storey Secondary School building on the existing private school campus at 9286 and 9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue, File No. PLAN 21 107046 (Ward 4)", be received.

Carried

9.5 PRELIMINARY REPORT NEW WORLD CENTRE (MARKHAM) DEV. CORP, APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A THREE-PHASED MIXED-USE DEVELOPMENT COMPRISED OF THREE BUILDINGS WITH SEVEN TOWERS RANGING FROM 16 TO 46 STOREYS AT 100 AND 110 CLEGG ROAD (WARD 8)

FILE NO. PLAN 21 180462 (10.3)

Arvin Prasad, Commissioner of Development Services, introduced the item. The report provides preliminary information on the Official Plan Amendment submitted by New World Centre (Markham) Dev. Corp, on behalf of the owner to permit for a building height increase from 8-46 storeys, and a density increase from a maximum of 148 units to a maximum of 609 units per hectare. The Applicant will be able to appeal the development application to the Ontario Land Tribunal (OLT) if decision is not made by October 23, 2021, based on the timelines set out in the *Planning Act*.

Stephen Lue, Development Manager, Central District, advised that the Statutory Public Meeting for the proposed development is tentatively scheduled to be held on November 2, 2021.

Andrew Ferancik, WND Associates, and Rudy Wallman, Wallman Architects, provided presentation on the proposed development.

The Committee provided the following feedback on the proposed development:

- Questioned if the height of the proposed development conforms with the Preliminary Concept Plan for the Markham Centre Secondary Plan;

- Asked how many units the proposed development included;
- Asked what the square footage was of the proposed office space;
- Expressed concern that staff are not discussing automated waste systems as part of new development applications;
- Discussed the location of the bus stop relative to the proposed development;
- Questioned if there was sufficient parking for the proposed retail and stratified park;
- Suggested that cycling racks be included in the proposed development;
- Expressed concern that there is not enough surface parking;
- Requested that affordable housing units be included in the proposed development.

Mr. Wallman advised that the development proposal includes 2,666 residential units and that the square footage of the office space is 20,313 m². Mr. Wallman clarified that there will be both underground parking and short-term parking at grade that can accommodate the retail units, and that there will be a sufficient number of residents living in the units to support the retail establishments. Mr. Wallman further advised that there will be places for cyclist to park on the street.

Alfred Szeto, Szeto Architects, advised that the Applicant is willing to discuss matters including affordable housing units in the proposed development with Staff.

Mr. Lue confirmed that the proposed height of the application exceeds the maximum height indicated in the Preliminary Concept Plan for the Markham Centre Secondary Plan, and that affordable housing will be discussed with the Applicant.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the report titled “PRELIMINARY REPORT, New World Centre (Markham) Dev. Corp, Application for Official Plan Amendment to permit a three-phased mixed-use development comprised of three buildings with seven towers ranging from 16 to 46 storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462”, be received.

Carried

**9.6 PRELIMINARY REPORT SCARDRED 7 COMPANY LIMITED
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT TO PERMIT A RESIDENTIAL MIXED-USE
DEVELOPMENT LOCATED AT 4038 AND 4052 HIGHWAY 7 EAST
(WARD 3), FILE NO. PLAN 21 120023 (10.3, 10.5)**

Arvin Prasad, Commissioner of Development Services introduced the item. The report provides preliminary information on the Official Plan and Zoning By-Law Amendment Applications submitted by Scaredred 7 Company Limited to permit a residential mixed-use development at 4038 and 4052 Highway 7 East. The Applicant will be able to appeal the development application to the Ontario Land Tribunal (OLT) if a decision is not made by November 23, 2021, based on the timelines set out in the *Planning Act*.

Chris Pieria, M. Behar Planning & Design Limited, representing the Applicant, provided presentation on the proposed development.

Committee provided the following feedback relative to the preliminary report:

- Expressed concern regarding the height of the proposed development;
- Commented on the nice design of the proposed development;
- Suggested that the density was appropriate due to the proposed development's proximity to transit.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. **That the written submission from the Unionville Residents Association regarding, Scardred 7 Company Limited, Applications for Official Plan and Zoning By-law Amendment to permit a residential mixed-use development located at 4038 and 4052 Highway 7 East (Ward 3), File No. PLAN 21 120023", be received.**
2. That the report titled "PRELIMINARY REPORT, Scardred 7 Company Limited, Applications for Official Plan and Zoning By-law Amendment to permit a residential mixed-use development located at 4038 and 4052 Highway 7 East (Ward 3), File No. PLAN 21 120023", be received.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 TOWARDS A GREATER GOLDEN HORSESHOE TRANSPORTATION PLAN – DISCUSSION PAPER (5.14)

Frank Clarizio, Director of Engineering, advised that preliminary comments were provided to the the Ministry of Transportation on its discussion paper "Towards a

Greater Golden Horseshoe Transportation Plan”, as the submission deadline was August 28, 2021 and there were no Standing Committee meetings at this time. Staff are seeking Council’s feedback on the comments so that formal comments can be sent to the Ministry of Transportation. There is no formal deadline for providing the comments, but the earlier the better, as the Ministry’s work is scheduled to be completed by late 2021.

Committee noted that it had some concerns with the staff comments.

Committee provided consent for this item to be postponed to the October 12, 2021 Development Services Committee meeting.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

1. That the staff report entitled “Towards a Greater Golden Horseshoe Transportation Plan – Discussion Paper” dated September 27, 2021 be received; and
2. That Council support the visions and short-term actions proposed in the Ministry of Transportation (MTO) discussion paper entitled “Towards a Greater Golden Horseshoe Transportation Plan” and the following directions that are part of the proposed 2051 Greater Golden Horseshoe Transportation Plan (“GGHTP”) within the discussion paper:
 - Elevating the Markham-Richmond Hill Centre node to a higher level at par with the Union Station and Pearson Airport nodes as GGH-level Conceptual Transit Hubs;
 - Exploring a new east-west, cross regional connection (the “Cross Rail” line) between Burlington and Oshawa (including Markham) that connects existing GO Lines;
 - Exploring a new transit loop (the “Orbital Line”) that extends and connects the Ontario Line to new major transit hubs where regional services connect, including at Markham-Richmond Hill Centre and Pearson Airport; and
3. That, as part of the “*Getting people moving on a Connected Transit System*” pillar of the proposed 2051 GGHTP:
 - the Province and Metrolinx give priority to formalizing the proposed status of the Markham-Richmond Hill Centre node and implementing plans and policies for the transit infrastructure and services connecting to

the Markham-Richmond Hill Centre node, through updates of the Provincial Growth Plan and Metrolinx Regional Transportation Plan;

- the Province enhance the GO rail network in York Region to support two-way urban rapid transit service and evaluate the opportunity to provide quicker service times than 15 minutes, and invest in new station locations on the Stouffville line at Denison Street and Major Mackenzie/Markham Road to support creation of complete communities;
 - MTO identify in the proposed GGHTP preferred transit network, a Leslie Street Bus Rapid Transit line (from Steeles Avenue to Major Mackenzie Drive), with an extension along Woodbine Avenue via Major Mackenzie Drive, to service the significant employment development planned within the Markham Innovation Exchange district; and
4. That, as part of the “*Enhancing Capacity and Performance on Congested Roads*” pillar of the proposed 2051 GGHTP,
 - the Province include short term goals and actions to maximize capacity of the existing road and highway infrastructure through innovative techniques and latest traffic control technologies to utilize off-peak lanes for peak period travel, prior to investing in new Provincial roads and highways;
 - the Province expand highways at strategic locations such as widening Highway 7 from Donald Cousens Parkway to York Durham Line and Highway 48 from Major Mackenzie Drive to Bloomington Road; and
 5. That the comments in this staff report be forwarded to MTO as the City’s formal comments on the “Towards a Greater Golden Horseshoe Transportation Plan” Discussion Paper; and
 6. That a copy of this report be forwarded to the Region of York; and further
 7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Postponed

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motions.

13. NEW/OTHER BUSINESS

There was no new business.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Mayor Frank Scarpitti
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 11:52 AM to discuss confidential Item No. 15.1.1.

Carried

Moved by Deputy Mayor Don Hamilton
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 4:02 PM to discuss confidential Item Nos. 15.1.1, 15.1.2, and 15.1.3.

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

The following items were discussed in the confidential sessions:

**15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL
MINUTES – JUNE 22, 2021 AND JULY 21, 2021 [Section 239 (2) (e)
(f) (e) (f) (f)]**

The Committee confirmed the confidential minutes of June 22, 2021 and July 21, 2021.

**15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,**

AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [Section 239 (2) (e)] AND

ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; OLT APPEAL OLT APPEAL 28 MAIN STREET UNIONVILLE (8.0) [SECTION 239 (2) (f)]

The Committee consented to place this item on the September 28, 2021 Council Meeting Confidential Agenda for consideration.

15.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – OLT APPEAL YONGE CORRIDOR AND YONGE STEELES SECONDARY PLAN (8.0) [Section 239 (2) (e)]

The Committee consented to place this item on the September 28, 2021 Council Meeting Confidential Agenda for consideration.

15.1.4 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [Section 239 (2) (e)] AND

ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; HERITAGE EASEMENT (16.11) [SECTION 239 (2) (f)]

The Committee consented to place this item on the September 28, 2021 Council Meeting Confidential Agenda for consideration.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Reid McAlpine

That the Development Services Committee rise from its first confidential session at 2:12 PM and return to the open session.

Carried

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Joe Li

That the Development Services Committee rise from its second confidential session at 7:02 PM and return to the open session.

Carried

Moved by Councillor Amanda Collucci
Seconded by Councillor Andrew Keyes

That the Development Services Committee confidential session adjourn at 7:02 PM

Carried

16. ADJOURNMENT

The Development Services Committee open session concluded at 7:03 PM. The Committee consented to place items 3.1.2, 3.1.3, and 3.1.4 on the September 28, 2021 Confidential Council Meeting Agenda.

The Development Services Committee adjourned from confidential session at 7:02 PM.