

Electronic Development Services Committee Meeting

Minutes

Meeting Number 24
November 22, 2021, 9:00 AM - 1:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Stephanie DiPerna, Director, Building Standards Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Joel Lustig, Treasurer Ron Blake, Senior Development Manager, Planning & Urban Design	Alain Cachola, Senior Manager, Infrastructure and Capital Projects Geoff Day, Senior Planner, Zoning & Special Projects Loy Cheah, Senior Manager, Transportation Regan Hutcheson, Manager, Heritage Evan Manning, Heritage Planner II Justin Leung, Secretary-Treasurer, Committee of Adjustment Stephen Lue, Manager, Central District John Yeh, Manager, Strategy & Innovation Brad Roberts, Manager, Zoning and Special Projects Marty Rokos, Senior Planner Mark Visser, Senior Manager, Financial Strategy & Investments Hristina Giantsopoulos, Election & Committee Coordinator Mary Caputo, Manager of Development, West District

Francesco Santaguida, Assistant City Solicitor	Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineer
Daniel Brutto, Senior Planner, North District	Claudia Marsales, Senior Manager of Waste and Environmental Management
Eddy Wu, Director of Operations	Michael Dipasquale, Supervisor, Waste Operation
Raj Raman, Senior Manager of Projects	

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 9:05 AM with Regional Councillor Jim Jones in the Chair for all items on the agenda.

Mayor Frank Scarpitti, Councillor Amanda Collucci, and Councillor Rea left the meeting at 3:15 PM.

Committee recessed from 11:52 AM to 12:45 PM.

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - NOVEMBER 8, 2021 (10.0)

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Keith Irish

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

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

Lori James-Campbell, Alarm Room Operator, Fire & Emergency Services, 20 years

Matthew Alexander, Firefighter, Fire & Emergency Services, 10 years

Jeff Bebbington, Firefighter, Fire & Emergency Services, 10 years

Cally, Brown, Firefighter, Fire & Emergency Services, 10 years

Nicole Brugger, Training Officer, Fire & Emergency Services, 10 years

Michael Chan, Firefighter, Fire & Emergency Services, 10 years

Jason Cooper, Firefighter, Fire & Emergency Services, 10 years

Robert Crumpton, Firefighter, Fire & Emergency Services, 10 years

Ryan Dane, Firefighter, Fire & Emergency Services, 10 years

Kristiaan Engel, Firefighter, Fire & Emergency Services, 10 years

James Evans, Firefighter, Fire & Emergency Services, 10 years

Cameron Hodge, Firefighter, Fire & Emergency Services, 10 years

Nicholas Inch, Firefighter, Fire & Emergency Services, 10 years

Christopher Kirkby, Firefighter, Fire & Emergency Services, 10 years

Maithem Mahdi, Firefighter, Fire & Emergency Services, 10 years

Kyle McMullen, Firefighter, Fire & Emergency Services, 10 years

Thomas McWhirter, Firefighter, Fire & Emergency Services, 10 years

Derek Mitchell, Firefighter, Fire & Emergency Services, 10 years

Leonardo Olivera, Firefighter, Fire & Emergency Services, 10 years

Michael O'Rourke, Firefighter, Fire & Emergency Services, 10 years

Connie Pearson, Firefighter, Fire & Emergency Services, 10 years

Keith Taylor, Firefighter, Fire & Emergency Services, 10 years

Brian Tran, Firefighter, Fire & Emergency Services, 10 years

Joshua Wong, Firefighter, Fire & Emergency Services, 10 years

Jeremy Yearwood, Firefighter, Fire & Emergency Services, 10 years

Community Services Commission

Una Allette, IMS Clerk, Environmental Services, 35 years

Ian Hermack, Waterworks Operator II, Environmental Services, 30 years

Andrew Ballagh, Facility Operator III, Operations, 20 years

Ghulam Shahid, Facility Operator III, Recreation Services, 10 years

Holena Newton, Water Conservation Program Specialist, Environmental Services, 5 years

Joseph Basque, Sign Maintenance, Operations, 5 years

James Cass, Sweeper Operator, Operations, 5 years

Corporate Services Commission

Mustafizur Rahman, Client Advisor, Information Technology Services, 10 years

Hon Ching Duong, Payroll Administrator, Financial Services, 5 years

Elaine Wong, Payroll Administrator, Financial Services, 5 years

Kristi Robertson, Municipal Law Enforcement Officer 1, Legislative Services & Communications, 5 years

Development Services Commission

Lori Sperrino, Zoning Examiner, Building Standards, 15 years

Loy Cheah, Senior Manager, Transportation, Engineering, 5 years

5. DEPUTATIONS

There were deputations for the following item:

9.1 – Proposed Development Applications Along Highway 7 Between Rodick Road and Sciberras Road

10.1 - Automated Vacuum Collection (AVAC) System at Langstaff Development Area

Refer to item 9.1 and 10.1 for more information on the deputations.

6. COMMUNICATIONS

There were written submissions for the following item:

- 11.1 GTA West Corridor (Highway 413) Project Update

Refer to item 11.1 for more information on the deputations..

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - NOVEMBER 2, 2021 (10.0)

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Public Meeting held November 2, 2021, be confirmed.

Carried

8.2 MINUTES OF THE JUNE 16, 2021 MARKHAM PUBLIC ART ADVISORY COMMITTEE (16.0)

Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship, responded to a question from the Committee, clarifying that both murals on the CN bridge located on Henderson Avenue will be replaced in 2023.

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

1. That the minutes of the June 16, 2021 Markham Public Art Advisory Committee meeting be received for information purposes.

Carried

8.3 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV SECTION 29 OF THE ONTARIO HERITAGE ACT BEWELL BUNGALOW - 4592 HIGHWAY 7 EAST (WARD 3) (10.0)

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

1. That the report dated November 22, 2021, titled “Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, Bewell Bungalow, 4592 Highway 7 East, Ward 3”, be received; and,
2. That as recommended by the Heritage Markham Committee, and required as a condition of development approval, the Bewell Bungalow be approved for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,
6. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal (OLT); and,
7. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council’s decision to designate the property; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

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9.1 PROPOSED DEVELOPMENT APPLICATIONS ALONG HIGHWAY 7 BETWEEN RODICK ROAD AND SCIBERRAS ROAD (10.7)

Arvin Prasad, Commissioner of Development Services, introduced the item, advising that the presentation on applications along Highway 7 between Rodick Road and Sciberras Road will provide Committee with an idea of the development pressures and opportunities in this area of Markham Centre. The presentation includes development proposals that have not yet been approved by Council. The draft policy framework for the Markham Secondary Plan is targeted to be brought forward to Council for its consideration in early 2022.

Stephen Lue, Manager, Central District, provided a presentation titled “Development Applications along Highway 7: Rodick Road and to Sciberras Road”. The presentation was to help Committee conceptualize the development application activity along the Highway 7 corridor, between Rodick Road and Sciberras Road.

The Committee discussed the following relative to the staff presentation:

- Questioned how the application process can be expedited, and if the City is developing a policy on affordable housing so that a standardized approach can be applied to development applications with respect to affordable housing;
- Noted that there should be a vision for how empty lots in this area may be developed in the future when envisioning and planning for the community as a whole;
- Suggested that the City should also be considering development along Highway 7 from Rodick Road to Woodbine Avenue when envisioning and planning for this part of Markham Centre;
- Questioned if there are lots in this area with no development applications submitted to date;
- Expressed concern that the height and density being proposed in the submitted development applications far exceeds the height and density prescribed in the Preliminary Concept Plan for the Markham Centre Secondary Plan Update study.

The following deputations were provided relative to the staff presentation:

Christiane Bergauer-Free expressed the following concerns regarding the development along Highway 7 between Rodick Road and Sciberras Road: 1) that it is creating congestion along Highway 7; 2) that it does not include enough greenspace or parkland; 3) that it will displace wildlife and threaten bird habitat; 4) that it will impact the quality of life of existing residents; 5) and that the City's infrastructure may not be able to handle all the new residents (i.e. libraries, community centres, and emergency services). Ms. Bergauer-Free also questioned if studies have been done on noise and air pollution, and if climate change is being considered when reviewing and approving development applications for this area.

Nick Pileggi, Kingdom Development, noted that the presentation on the development along Highway 7 between Rodick Road and Sciberras Road includes Kingdom Development's 2019 application. Mr. Pileggi advised that phase one of the Kingdom Development has been endorsed by Council, and that phase two of the development is currently being worked on. Ms. Pileggi noted that the applicant is hoping to move forward with phase three of the development soon.

Staff provided the following responses to questions from the Committee and Deputants:

Markham Centre Secondary Plan

Stephen Lue advised that the policy framework for the Markham Centre Secondary Plan is targeted to be brought forward to Council for consideration by the end of 2022. Development applications will be permitted to move forward once Council has endorsed the Draft Development Concept for the Markham Centre Secondary Plan Update study.

Mr. Prasad advised that having a secondary plan helps the City defend itself at the Ontario Land Tribunal.

Affordable Housing Policy

Mr. Lue advised that staff are working with York Region to develop an affordable housing policy.

Land Parcels with no Development Application

Mr. Lue noted that there is a small percentage of lots with no development applications. These are generally smaller lots. Land consolidation is being encouraged for these lots to improve the development opportunity for these land parcels.

Staff Review of Development Applications

Mr. Lue advised that when staff review a development application they look at how the application would affect traffic congestion, existing residents, the City's infrastructure and services, wildlife, the greenway and many other things. Applicants for larger developments are also required to submit shadow and noise studies, and follow the City's Bird-Friendly Guidelines.

Recently Submitted Development Applications

Mr. Lue spoke briefly about some of the applications that were recently submitted, and noted that staff are working on a 3D model of the area to further help Council conceptualize the area.

Biju Karumanchery, Director of Planning & Urban Design added that the pre-consultation plans and development applications presented are preliminary and could still change significantly from what was presented.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. **That the deputations by Christiane Bergauer-Free, and Nick Pileggi, Kingdom Developments, regarding the development applications along Highway 7 from Rodick Road to Sciberras Road, be received.**
2. That the presentation titled "Development Applications along Highway 7: Rodick Road to Sciberras Road", dated November 22, 2021, be received.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 AUTOMATED VACUUM COLLECTION (AVAC) SYSTEM AT LANGSTAFF DEVELOPMENT AREA (10.0)

Arvin Prasad, Commissioner of Development Services advised that this item provides an overview of the considerations that would need to be taken to implement an Automated Vacuum Collection (AVAC) System in growth areas in Markham, including Langstaff and Markham Centre, and potentially future communities like Buttonville, Mount Joy, and the MiX.

David Scott, Consultant, provided background information regarding the study conducted on the AVAC system and the potential for implementation in Langstaff. The technology was invented in Sweden approximately 50 years ago,

and has been used in over a thousand communities, including communities in Europe, the Middle East, Asia, and North America. In North America the technology is mostly used commercially, such as in hospitals and in Disney World in Florida. Residential instalments in North America have been limited, there is one in Roosevelt Island, which was installed approximately 50 years ago and is in the process of being replaced, and there is another in a community in Quebec City. The study looked at the feasibility of implementing an AVAC System in Langstaff when comparing capital and operating cost of the system to the traditional cost of providing waste diversion services.

Staff provided a presentation titled “Implementing an Automated Vacuum Collection (AVAC) System in the City of Markham”. Claudia Marsales, Senior Manager of Waste and Environmental Management presented the-technical aspects of an AVAC System. Mark Visser, Senior Manager, Financial Strategy and Investments, presented the financial feasibility of implementing an AVAC sysem in the Langstaff Gateway Community. Mr. Prasad presented a summary and next steps.

Regional Councillor Joe Li thanked Andy Taylor, Chief Administrative Officer, Arvin Prasad, Commissioner of Development Services, and Markham Staff for preparing the report. Regional Councillor Li also thanked Lars Henriksson, Honorary Consul General, from the Swedish Consulate for inspiring and encouraging the City to implement an AVAC system in Markham. Regional Councillor Li congratulated Brivia, New World, and Kingdom Developments for having the courage to consider supporting an AVAC system in their upcoming development projects in Markham.

Committee discussed the following relative to the staff report and presentation on the AVAC System:

- Questioned if there will be enough room for the AVAC pipes underground in the Langstaff Community;
- Questioned how big of a terminal will be required to store the waste;
- Suggested that the capital and operating costs of the AVAC system is prohibitive;
- Suggested that the environmental benefits are weak, as similar benefits can be derived from using electric garbage trucks;
- Noted the whole community would benefit from the reduced number of garbage trucks on the road;
- Questioned the benefit to the end user and developer;
- Questioned how contamination will be controlled;
- Suggested that staff conduct a comparison of the costs and benefits of existing AVAC systems to better understand the cost to the end user;

- Compared investing in the AVAC system with investing in Markham District Energy (MDE), noting the key difference is that MDE provided an immediate return on investment;
- Noted that when the City invests in new technology it should be improving a process by making it more efficient and effective;

The following responses were provided to questions from the Committee:

AVAC Infrastructure

Frank Clarizio, Director of Engineering advised that there should be sufficient room within the new right-of-way to plan for the installation of an AVAC system in the Langstaff community. The community should be planned to ensure the AVAC system is properly separated from the watermain and the sewer systems, as the retrofitting of infrastructure in the existing right-of-way is much more difficult and costly. The AVAC pipes are usually as shallow as the underground infrastructure and will most likely not be impacted by any water table issues.

AVAC Terminal

Ms. Marsales advised that the terminal would likely be a similar size to the one built in Quebec City. Ms. Marsales noted that the terminal could potentially be shared with Markham District Energy.

Mr. Scott advised that if there was only one terminal built in the Langstaff community it would save approximately ten to fifteen million dollars.

Collection of Yard Waste and Large Items

Ms. Marsales further advised that there would still need to be collection of large items, but that it would be collected much less frequently, possibly once a month. Ms. Marsales clarified that the property management typically manages the collection of yard waste for condominiums.

Contamination of Recycling

Ms. Marsales advised that contamination of recycled materials is a challenge for all municipalities and that it is typically dealt with through education. Ms. Marsales noted that the AVAC system would require waste and recycling to be put in bags to protect the system.

The following deputations were provided on the AVAC system:

Sam Balasmo, Condor Developments withdrew his deputation, as he will be submitting a written submission instead.

Lars Henriksson, Honorary Consul General, Swedish Consulate, noted that AVAC system is a trusted technology and spoke about some of the benefits of the system. Mr. Henriksson noted that during Hurricane Sandy in New York the AVAC system was the only waste system that worked. Mr. Henriksson encouraged Markham to be a leader in implementing an AVAC system, and offered to provide information on the system.

Alfred Sezeto, Szeto Architects, representing New World Development Corporation, advised that its proposed development in Markham Centre will include many sustainable features, and that an AVAC system is a feature that it would support. Mr. Sezeto advised that the applicant is willing to meet with staff to discuss the opportunity of incorporating the AVAC system into their proposed development.

Edward Mok, Kingdom Developments, advised that Kingdom Developments will stand behind the AVAC system once it is supported by Markham Council, and that they are willing to meet with City staff to discuss the opportunity. Mr. Mok advised that he looks forward to having an AVAC system in Markham Centre that would be shared with neighbouring developments.

The Committee directed staff to do a comparison of the costs and benefits of existing AVAC systems to better understand the cost to the end user. The Committee suggested that Roosevelt Island be one of the existing systems that staff study.

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jack Heath

- 1. That the depositions by Lars Henriksson, Honorary Consul General, Swedish Consulate, Alfred Sezeto, Szeto Architects, New World Development Corporation, and Edward Mok, Kingdom Developments, regarding the Automated Collection Vacuum Collection (AVAC) System be received; and,**
- 2. That the written submission received by Angella Grella, Patricia Anderson, Barbara Schumacher, Ryan Q, Jenni Le Forestier, Kathleen Dachuk, Liza Lyon, Sherry Draisey, Jimmy Tam, Monica Tam, Tony Malfara, Carrie Rubel, Roland Hosein (Unionville Residents Association), Sony Rai, Director, Sustainable Vaughan, and Elizabeth Brown be received; and,**
- 3. That the report titled Automated Vacuum Collection (AVAC) System be received; and,**

4. That the financial feasibility report titled “Langstaff Secondary Plan Area – Vacuum Waste Collection Financial Feasibility Report” prepared by The Municipal Infrastructure Group (TMIG) attached as Appendix A be received; and,
5. That staff consult with the developers in Langstaff Gateway Area **and Markham Centre Area**, and other relevant development areas in Markham, regarding the results of the feasibility report, the application of AVAC in these development areas and explore potential financial contribution as outlined in the financial section of this report for implementation of the AVAC system; and,
6. That staff report back on the implementation strategy for the AVAC system including financial, governance, legal, technical and operational matters; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.2 PRELIMINARY REPORT ZONIX INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT THE DEVELOPMENT OF 27 AND 6 STOREY RESIDENTIAL BUILDINGS ON THE LANDS LOCATED AT 36-48 STEELES AVE E AND 37-39 HIGHLAND PARK BLVD

(WARD 1) FILE NO.: PLAN19 114290 (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item is to provide preliminary information on Applications for Official Plan and Zoning By-Law Amendment to permit the development of a 27 and 6 storey residential buildings on the northeastern corner of Steeles Avenue and Dudley Avenue. The applications were submitted on March 5, 2019, and deemed complete on March 27, 2019. The 120 day period set out by the *Planning Act* before an applicant can appeal an application to the Ontario Land Tribunal has expired, but the applicant continues to work with staff to address various matters related to the proposed development.

David McKay, MHBC, representing the applicant provided a presentation on the proposed development, and displayed the shadow study for the proposed development.

Mr. McKay responded to a question from the Committee, advising that at this point in time there is no plan to connect the proposed development underground to the future Steeles Station, as the buildings will be approximately 250 meters from the station. Mr. McKay advised that there are currently three levels of underground parking, and no at grade parking is being proposed at this point in time. Mr. McKay noted that no retail is being incorporated into the development due to its proximity to Yonge Street. Mr. McKay advised that it has not been determined if there will be a traffic signal at Dudley Avenue and Steeles Avenue East at this time.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the report titled “PRELIMINARY REPORT, *Zonix Inc.*, Applications for Official Plan and Zoning By-law Amendments, to permit the development of 27 and 6 storey residential buildings on the lands located at 36, 38, 40, 42, 44, 46, 48 Steeles Avenue East and 37, 39, 41, 43, 45, 47, 49 Highland Park Boulevard (Ward 1)” be received.

Carried

**10.3 PRELIMINARY REPORT REGIONAL MUNICIPALITY OF YORK
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE
PLAN CONTROL TO FACILITATE THE DEVELOPMENT OF A ROAD
OPERATIONS AND SNOW MANAGEMENT FACILITY AT 10988 AND
10990 WARDEN AVENUE (WARD 2)**

FILE NO.: PLAN 21 119856 (10.5)

Arvin Prasad, Commissioner of Development Services advised that the report includes preliminary information on the Zoning By-Law Amendment Application submitted by the Regional Municipality of York to facilitate the development of a road operations and snow management facility at 10988-10990 Warden Avenue (Ward 2).

Amy Shepherd, IBI Group, provided a presentation on the proposed York Region Operations and Snow Management Facility.

Fang Li, Project Manager, Property Services, York Region, also attended the meeting and was available to answer questions.

Committee discussed the following relative to the Preliminary Report on the development of a Road Operations and Snow Management Facility:

- Expressed concern that a works yard could effect land values of nearby properties, and that it may hinder the vision Markham has for the area;
- Questioned the rationale for splitting the work yard into two parcels;
- Questioned if the proposal replaces the previous proposal to build a work yard near the Rouge river;
- Suggested that York Region could share Markham's work yard to save taxpayer dollars.

Ms. Shepherd responded to inquiries from the Committee, advising that the site was split to protect the greenway, noting one portion of the site will be for the snow management facility and the other portion of the site will be for the road operations facility. Ms. Shepherd confirmed that this is the new preferred location, and that some of the lands could be deemed surplus in the future if they are not needed for the expansion of the facility.

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the report titled "PRELIMINARY REPORT, Regional Municipality of York, Application for a Zoning By-law Amendment to facilitate the development of a road operations and snow management facility at 10988 – 10990 Warden Avenue (Ward 2), File No. PLAN 21 119856", be received.

Carried

10.4 COMMITTEE OF ADJUSTMENT MEMBER AND CHAIR REMUNERATION REVIEW FILE NO. PR 19 126301 (ALL WARDS) (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to recommend that the current pay structure of the Committee of Adjustment Members be retained, and that their remuneration be increased by \$100 per meeting. Mr. Prasad noted that the recommended remuneration is higher than some municipalities, but that their by-laws that govern the remuneration of Members are dated and will likely be updated in the future.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the report titled "Committee of Adjustment Member and Chair Remuneration Review, File # PR 19 126301", be received; and,
2. That in addition to the current pay structure of \$2,500 for a Committee of Adjustment Member, and \$3,000 for the Committee of Adjustment Chair per

annum, the Development Services Committee authorize an additional remuneration of \$100.00 to each Committee of Adjustment member and the Chair, for every Committee of Adjustment meeting attended, commencing January 1, 2022; and,

3. That the Planning Department 2022 Operating Budget be increased by \$15,920.00, as part of the 2022 budget process; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**10.5 RECOMMENDATION REPORT FLATO DEVELOPMENTS INC.,
APPLICATION FOR DRAFT PLAN OF SUBDIVISION FOR LANDS
LOCATED AT THE SOUTH-WEST CORNER OF HIGHWAY 48 AND
THE CITY OF MARKHAM / TOWN OF WHITCHURCH-STOUFFVILLE
MUNICIPAL BOUNDARY (PART OF LOT 31, CONCESSION 7)**

FILE NO.: PLAN 20 134853 (WARD 6)(10.7)

Arvin Prasad, Commissioner of Development Services, advised that this item seeks approval of the proposed Draft Plan of Subdivision application submitted by Flato Developments to allow for a residential development on south-west corner of Highway 48 and the City of Markham/Town of Whitchurch-Stouffville municipal boundary.

Emma West, Bousfield Inc., representing Flato Developments, provided a presentation on the proposed development. Ms. West advised that Flato Development is supportive of the staff recommendation.

There was no discussion on this item.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the staff report dated November 22nd, titled “RECOMMENDATION REPORT, Flato Developments Inc., Application for Draft Plan of Subdivision to allow residential development at the south-west corner of Highway 48 and the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (Part of Lot 31, Concession 7) (File No. PLN 20 134853), Ward 6”, be received; and,

2. That the record of the Public meeting held on June 1st, 2021 regarding the application for Draft Plan of Subdivision (19TM-200011) submitted by Flato Developments Inc., be received; and,
3. That Council approve the Draft Plan of Subdivision 19TM-200011) submitted by Flato Developments Inc, subject to the conditions attached as Appendix ‘A’; and,
4. That Council assign servicing allocation for a maximum of 26 townhouses and 249 apartment units; and,
5. That the Mayor and Clerk be authorized to execute agreements with the Town of Whitchurch-Stouffville, The Regional Municipality of York , the applicant and/or future Condominium Corporation as needed, relating to shared sanitary, storm and water servicing for the proposed subdivision, the East-West road along the north end of the subdivision, and any other shared municipal services as needed, provided that such agreements are satisfactory to the Commissioner of Development Services, the Commissioner of Community Services and the City Solicitor; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.6 2022 DEVELOPMENT FEE, BUILDING, AND CITY-WIDE FEE BY-LAWS (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to 1) explain the proposed increase to the 2022 development and building fees and to seek authorization to refer the proposed amendments to the Development Services Public Meeting to be held on November 30, 2021; and 2) amend the capital administration fees for Engineering capital projects once the Development Charges Background Study is approved in 2022.

There was no discussion on this item.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the Report titled “2022 Development Fee, Building, and City-Wide Fee By-laws” dated November 22, 2021 be received; and,

2. That the proposed amendments to the Development Fee and Building By-laws be referred to the Development Services Committee Public Meeting to be held on November 30, 2021; and,
3. That staff be authorized to amend the Capital Administration Fees from the City-wide Fee By-law 2002-276 for Engineering capital projects from the sliding scale ranging from 3.8% to 15% to a flat fee rate of 9% of the project costs, subject to approval of the Development Charges Background Study update in 2022; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

11.1 GTA WEST CORRIDOR (HIGHWAY 413) PROJECT UPDATE

Arvin Prasad, Commissioner of Development Services, introduced the item

Regional Councillor Jim Jones, Chair of the Development Services Committee, advised that his motion on the proposed Highway 413 will be amended and presented at the December 14, 2021, Development Services Committee meeting.

Mayor Frank Scarpitti noted that the Federal Government will be doing an Environmental Assessment of the proposed Highway 413.

Martin Michalek, Head of Major Planning Projects, Hossein Hosseini, Project Manager, Ministry of Transportation, and Mara Bullock, Consultant Project Manager, WSP, provided a presentation titled “Highway 413 Transportation Route Planning Preliminary Design and EA Study – Stage 2”.

The deputation by Alexis Whalen, and Peter Miasek were withdrawn, as Regional Councillor Jones motion on the Highway 413 will be introduced and discussed at the December 14, 2021 Council meeting.

Committee provided the following feedback relative to the presentation provided by the Province on the Highway 413:

- Discussed the proposed alignment of the Highway 413;
- Questioned if there are plans to expand the highway to the east in the future;
- Discussed how Highway 413 is intended to alleviate traffic congestion and support growth in Peel Region, Halton Region, and York Region;

- Questioned if the Province had considered subsidizing the Highway 407 to address traffic congestion, goods movement and support growth;
- Questioned if the Provincial work on the Highway 413 should be ceased until the Federal Government completes its Environmental Assessment;
- Suggested that the funds allocated to build the proposed Highway 413 be reallocated towards the Province's vision of building building transit and transit oriented communities;
- Questioned if the Province has looked at the impact the proposed Highway 413 will have on climate change, and the displacement of wildlife;
- Requested that the Province provide a map showing where the wetlands and greenspace are relative to Highway 413 alignment;
- Questioned if the proposed Highway 413 would help relief traffic on Highway 400;
- Questioned if the proposed Highway 413 will support rapid transit;
- Suggested that making the proposed Highway 413 free to use will encourage people to use it more frequently rather than when required;
- Suggested the debate should be continued at the Provincial level.

The representatives from the Ministry of Transportation, Province of Ontario, provided the following responses to inquiries from the Committee:

Expansion of the Highway to the East

There are no plans to expand the proposed Highway 413 to the East at this time. The Ministry of Transportation's discussion paper "Towards a Greater Golden Horseshoe Transportation Plan" looks at longer-term transportation improvement to 2051.

Transportation Improvements

The Province's plan is making improvements to Highway 400 and Highway 404 to address traffic congestion and network connectivity, and includes the construction of the Bradford Bypass.

The proposed Highway 413 will provide both traffic improvements and economic benefits, as it is projected to reduce commuter transport time by 30 minutes.

Highway 407

Phase one of the Highway 413 study determined that the Highway 407 would be at capacity and that another highway is required to support growth in Peel, Halton, and in York Region.

Traffic Demand Study

The Province is in the process of updating its Traffic Demand Study (TDS). The first TDS for this project was conducted in 2012.

Environmental Assessment

The Provincial work will be done in parallel with the Federal Environmental Assessment.

Transit Improvements

Even with the Province's proposed transit improvements, Highway 413 is still needed to address road congestion and growth. The proposed Highway 413 is being planned to support transit, by having a dedicated bus way and future conversion to a light rail transit.

Impact on Climate Change and Wildlife

The Province is required by the Federal Government to look at the impact the construction of the proposed Highway 413 will have on climate change. A wildlife study will also be conducted that will aim to avoid or mitigate the impact of the proposed Highway 413 on wildlife.

Transit Modal Split

Mara Bullock agreed to provide the City with information on the modal splits from the travel demand analysis of the proposed Highway 413.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the report entitled "GTA West Corridor (Highway 413) Project Update" and presentation entitled "Highway 413 Transportation Corridor Route Planning, Preliminary Design and EA Study – Stage 2" dated November 22, 2021 be received for information purposes; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

12.1 PROPOSED STRATEGY FOR ADVANCING MARKETING AND DEVELOPMENT OF THE MIX INNOVATION DISTRICT (10.16)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

Committee consented to postponing the following item to the December 7, 2021, Development Services Committee Meeting:

1. That the Report dated November 22, 2021 entitled “The Markham Innovation District (MiX) Next Steps” be received; and,
2. That Council approve the terms of reference for the Consultant work necessary to initiate the development of the MiX; and,
3. That the award of the contract for the Lead Consultant be awarded to Urban Strategies Inc. in the amount of \$136,000.00 inclusive of HST impact; and,
4. That the tendering process for the Lead Consultant be waived in accordance with the City’s Purchasing By-law # 2017-8, Part II, Section 11.1(c), Non Competitive Procurement which states, “when the extension of an existing Contract would prove more cost-effective or beneficial”; and,
5. That Staff undertake a formal procurement process for the various sub-consultants (Development Model, Servicing Study, and Market Guidance Study) as per the Purchasing Bylaw # 2017-8 with the awards not to exceed \$285,000.00; and,
6. That the cost for the Lead Consultant and Sub-Consultant in the amount of \$421,000.00 (\$136,000.00 + \$285,000.00) be funded from the Markham Innovation Exchange budget account 610-101-5699-20290 with a budget available of \$460,000.000; and,
7. That the remaining balance in the amount of \$39,000.00 (\$460,000.00 - \$421,000.00) remain in the account until completion of the project; and further,
8. That Staff be directed to do all things necessary to give effect to this resolution.

Postponed

13. MOTIONS

There were no motions.

14. NOTICES OF MOTION

There were no notices of motions.

15. NEW/OTHER BUSINESS

There was no new business.

16. ANNOUNCEMENTS

17. CONFIDENTIAL ITEMS

The Committee did not enter a confidential session.

Moved by Deputy Mayor Don Hamilton

Seconded by Mayor Frank Scarpitti

That the September 27, 2021, Confidential Development Services Committee Minutes be approved as presented.

Carried

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

That the following item be postponed to the December 7, 2021, Confidential Development Services Committee meeting:

17.1.2 Litigation or Potential Litigation, Including Matters before Administrative Tribunals, Affecting The Municipality or Local Board; (Ward 4) [Section 239 (2) (E)] Advice That Is Subject To Solicitor-Client Privilege Including Communications

Carried

17.1 DEVELOPMENT AND POLICY ISSUES

17.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - SEPTEMBER 27, 2021 (10.0) [Section 239 (2) (e)(f)(e)(f)]

The Minutes were approved in the open session.

17.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; (WARD 4) [Section 239 (2) (e)] ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE INCLUDING COMMUNICATIONS

Committee postponed this item to the December 7, 2021 Development Services Committee meeting.

NECESSARY FOR THAT PURPOSE; [Section 239 (2) (f)]

**REQUEST FOR DIRECTION REGARDING 11 AND 15 GRANDVIEW
BOULEVARD (WARD 4) OLT APPEAL**

18. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 4:29 PM.

Carried