

# Electronic Development Services Committee Meeting

## Minutes

**Meeting Number: 7**

**February 22, 2022, 9:30 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 Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Manager of Executive Operations & Strategic Initiatives Joel Lustig, Treasurer Ned Sirry, Acting Chief Information Officer Sabrina Bordone, Senior Planner, Central District Alain Cachola, Senior Manager, Infrastructure and Capital Projects Regan Hutcheson, Manager, Heritage Darryl Lyons, Manager, Policy	Brad Roberts, Manager, Zoning and Special Projects Dimitri Pagratis, Senior Planner, Central District Marty Rokos, Senior Planner Hailey Miller, Planner I, West District Hristina Giantsopoulos, Election & Committee Coordinator Laura Gold, Council/Committee Coordinator Melissa Leung, Planner I Clement Messere, Acting Manager, Development - West Rob Tadmor, Coordinator, Geometrics/GIS Advocate Parvathi Nampoothiri, Senior Manager, Urban Design Chris Bullen, By-Law and Regulatory Services Anthony Fabrizi, Assistant Manager, By-Law (Parking Operations) Alice Lam, Director of Operations

Stephen Lue, Manager, Central District	Kimberley Kitteringham, Director,
John Yeh, Manager, Strategy &	Legislative Services & Communications
Innovation	Sumon Acharjee, Chief Information
	Officer

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

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## **1. CALL TO ORDER**

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of the COVID-19 Economic Recovery Act, 2020 (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee convened at 9:33 AM with Regional Councillor Jim Jones in the Chair.

Committee recessed from 12:10 to 12:50 PM.

Councillor Keith Irish left the meeting at 1:00 PM and returned at 2:00 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 was no disclosure of pecuniary interest.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 2 AND FEBRUARY 7, 2022 (10.0)**

Moved by Councillor Alan Ho  
Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee Meetings held on February 2 and February 7, 2022, be confirmed.

**Carried**

#### **4. PRESENTATIONS**

There were no presentations.

#### **5. DEPUTATIONS**

There were deputations for the following items:

- 1 - Recommendation Report Main Street Unionville Commercial Core Streetscape Master Plan Study (2021) South Of Carlton Road and North of Railway Tracks (10.8)
- 3 - Preliminary Report Green City Development Group Inc. Application For A Zoning By-Law Amendment To Permit 115 Residential Units At Russell Dawson Road File No.: Plan 21 136184 (Ward 2) (10.5)

**Please refer to items 8.1 and 8.3 for more information.**

#### **6. COMMUNICATIONS**

##### **6.1 COMMUNICATIONS - RECOMMENDATION REPORT MAIN STREET UNIONVILLE COMMERCIAL CORE STREETSCAPE MASTER PLAN STUDY (2021) SOUTH OF CARLTON ROAD AND NORTH OF RAILWAY TRACKS (10.8)**

**Note: Please refer to item #8.1 for report and presentation.**

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Keith Irish

1. That the communications submitted by the following individuals providing comments regarding the above subject matter be received:
  - Elaine Wilton
  - Wilma Inkpen
  - Lake Trevelyan, on behalf of the Unionville Villagers Association
  - Alison Zou
  - Michael Meehan
  - Sharon Taylor Wood

- Shibani Sahney
- George Le Donne
- Harshal Dave ( 2 submissions)
- Jozsef Zerci
- Wendy Zeng

**Carried**

**6.2 COMMUNICATIONS - RECOMMENDATION REPORT SISDIMZ 11087 VICTORIA SQUARE BLVD (VICTORIA SQUARE AND VETMAR AVE) APPLICATIONS FOR OFFICIAL PLAN AMENDMENT TO PERMIT 26 TOWNHOUSE UNITS (10.3)**

**Note: Please refer to item #10.2 for report.**

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Keith Irish

1. That the communication submitted by Michael Auduong, Armstrong Planning, on behalf of EP Victoria Square Manors Ltd. (Empire Communities), regarding the above subject matter be received.

**Carried**

**6.3 COMMUNICATIONS - PRELIMINARY REPORT GREEN CITY DEVELOPMENT GROUP INC. APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT 115 RESIDENTIAL UNITS AT RUSSELL DAWSON ROAD FILE NO.: PLAN 21 136184 (WARD 2) (10.5)**

**Note: Please refer to item #10.3 for report.**

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Keith Irish

1. That the communications submitted by the following individuals providing comments regarding the above subject matter be received:
  - Brian Ma
  - Residents of Staglin Court and the Russell Dawson neighbourhood
  - Bryan Kwon and Colleen Kuan

- To-Chai Yeung
- Katy Poon
- Yeung Woi Fong

**Carried**

## **7. PETITIONS**

### **7.1 PETITION AGAINST NEW SIDEWALK ON CARLTON ROAD (5.6)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the petition received from the residents of Carlton Road to stop the plans to construct a new sidewalk on Carlton Road be deferred to the March 28th Development Services Committee meeting.

**Carried**

## **8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 RECOMMENDATION REPORT MAIN STREET UNIONVILLE COMMERCIAL CORE STREETSCAPE MASTER PLAN STUDY (2021) SOUTH OF CARLTON ROAD AND NORTH OF RAILWAY TRACKS (10.8)**

Arvin Prasad, Commissioner of Development Services, advised that in response to recommendations from the 2015 Main Street Unionville Community Vision Plan, a Main Street Unionville Commercial Core Streetscape Master Plan Study was undertaken to examine how best to renew, transform, and upgrade Main Street Unionville. The study examines and recommends an appropriate cross section for the street, streetscape options for the surface treatment, and offers guidance on other streetscape features. The Master Plan will guide the next stage of work to be undertaken, which is the detailed design of the street. The report presents Council with options for the project that include the capital costs, ongoing maintenance costs, and funding opportunities.

Frank Clarizio, Director of Engineering, provided a presentation entitled “Main Street Unionville Streetscape Master Plan”. The presentation provided an overview of existing challenges, the Streetscape Master Plan Study, the streetscape layout, a number of streetscape treatment enhancements, the preferred enhancement option, the project costs and funding sources, the project schedule,

the staff recommendations, and the streetscape treatment permutations and combinations. Mr. Clarizio noted that the staff recommended enhancement option was to use stone pavers on the sidewalk and boulevard areas with asphalt primarily used in the roadway with stone used to introduce street break along Main Street and for the surface treatment in the two main intersections.

The following deputations were made on the Main Street Unionville Commercial Core Streetscape Master Plan Study:

1. Doug Denby spoke about his family history in relation to Main Street Unionville, and showed a series of pictures with respect to how the street evolved overtime. Mr. Denby expressed concern that he was not consulted on the study.
2. Jozsef Zerczi, representing the Unionville Residents Association, spoke in support of the staff recommendation to implement a modified Right of Way Concept #2 with an enhanced streetscape treatment, but with either stone or brick pavers rather than asphalt in the roadway as it creates a pedestrian friendly streetscape. Mr. Zerczki advised that Main Street Unionville is in need of a major rejuvenation, as it is a major tourist attraction. Mr. Zerczki noted that an important aspect of the redesign is to improve the pedestrian experience by ensuring that pedestrians feel safe, improving amenities, adding additional trees, and improving the parking. The area should also include improve signage, such as “Watch out for Pedestrians” signs.
3. Lake Trevelyan, representing the Unionville Villagers Association, provided a brief presentation entitled “Main Street Unionville, The Place to Be, A Once-in a Lifetime Opportunity”. The presentation included information on the importance of enhancing the ‘pedestrian experience’ on Main Street Unionville, that Main Street Unionville is a destination and a tourist attraction, the key attributes that define a world class ‘pedestrian experience’, and on the durability of pavers. Mr. Trevelyan advised that the UVA supports Option 3A, which includes using brick pavers instead of asphalt on the road as it improves the character of the streetscape at a similar capital cost. Mr. Trevelyan encouraged Council not to miss this once in a life time opportunity.
4. Niina Felushko, Chair, Unionville Business Improvement Area (UBIA), spoke in support of Option 3A for revitalizing Main Street Unionville. Unionville is one of the key tourist attractions in York Region, as such, should feature a beautiful and pedestrian friendly streetscape, which is currently not the case. Ms. Felushko advised of the many activities the UBIA has undertaken to improve the commercial façade on Main Street Unionville and to help businesses on the street succeed. Ms. Felushko noted that two of the

properties on the street that have been in disrepair have leased and will undergo major improvements in the coming months. Ms. Felushko explained that Main Street Unionville should not be used to avoid Kennedy Road. Ms. Felushko advised that the UBA strongly supports Option 3A, which includes the installation of brick pavers on the roadway and boulevard.

Harshal Dave spoke in support of Option 3A for the revitalization of Main Street Unionville. Mr. Dave suggested that paving the street and boulevard with brick pavers will best highlight the businesses on the street, and that it will provide the street with a unique heritage like feel.

The Committee discussed the following relative to the Main Street Unionville Commercial Core Streetscape Master Plan Study:

- Staffs' concerns with installing brick pavers on the road, after the City's experience with installing brick pavers on Main Street Markham;
- Examples of good and bad installations of brick pavers;
- The pros and cons of different road surfaces being considered;
- The importance of moving forward with revitalization of Main Street Unionville, as it is a destination and tourist attraction;
- The positive attributes of using brick pavers for the road surface, including that the pavers will encourage traffic calming, that they will change the character of the street;
- The importance in ensuring that there is a clear delineation between the road and the sidewalk;
- The need to ensure that the brick pavers will wear well and have long lifecycle if selected for the road surfacing;
- The cost difference between the staff recommended option and option 3A;
- The difference between stone and brick pavers, noting that stone is more durable as it is natural material versus a manmade material;
- Questioned the pre-COVID traffic count per year on Main Street Unionville;
- Suggested that the proposed design of the street discourages vehicular traffic and encourages a pedestrian friendly environment;
- Supported having brick pavers on the boulevard and on the roadway, but requested more information;

- Recognized that the City has invested in Markham's destinations, such as the Varley Art Gallery, the Unionville Band Stand, and the Stiver Mill.

Mr. Clarizio clarified option 3A will increase the capital project cost by approximately \$200,000.

The Committee requested that Staff provide more technical information on option 3A (the use of brick pavers for all surface treatments) at the March 8, 2022, Council meeting. Staff should also provide more information on: 1) why the Queen Quay installations of brick pavers that have failed; 2) the maintenance of brick or stone pavers versus asphalt and how it effects the lifecycle; and 3) the reasons for having a concrete pad design underneath the pavers.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. **That the deputations by Doug Denby, Jozef Zerczi, Lake Trevelyan, Niina Felushko, and Harshal Dave on the "Main Street Unionville Commercial Core Streetscape Master Plan Study (2021), be received; and,**
2. **That the staff report titled "Main Street Unionville Commercial Core Streetscape Master Plan Study (2021)", dated February 22, 2022, be received; and,**
3. **That Council endorse Option 3A (the use of brick pavers for all surface treatments) for the Main Street Unionville Reconstruction Project; and,**
4. **That staff report back with more technical information on Option 3A at the March 8, 2022, Council meeting; and further,**
5. **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

**Carried**

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

### **9.1 MINUTES OF THE DECEMBER 13, 2021 VARLEY-MCKAY ART FOUNDATION (16.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the minutes of the December 13, 2021 Varley-McKay Art Foundation Meeting be received for information purposes.



**Carried**

**9.2 MINUTES OF THE JANUARY 12, 2022 HERITAGE MARKHAM COMMITTEE (16.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the minutes of the January 12, 2022 Heritage Markham Committee Meeting be received for information purposes.

**Carried**

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

**10.1 RECOMMENDATION REPORT ALECTRA UTILITIES 7932 KENNEDY ROAD SITE PLAN APPROVAL APPLICATION TO FACILITATE A HEIGHT INCREASE OF AN EXISTING COMMUNICATION TOWER AND ANTENNA SYSTEM FROM 38.1 M (125 FT) TO 54.86 M (180 FT) (WARD 8) FILE NO.: SPC 126772 (10.0)**

The Committee did not discuss this item.

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

1. That the report dated February 22, 2022, entitled "RECOMMENDATION REPORT, Alectra Utilities, 7932 Kennedy Road, Site Plan Approval Application to facilitate a height increase of an existing communication tower and antenna system from 38.1 m (125 ft.) to 54.86 m (180 ft.) (Ward 8)", File No. SPC 20 126772 be received; and,
2. That the presentation by Novanet Communications Limited, regarding the proposed height increase of an existing communication tower and antenna system, be received; and,
3. That the Site Plan Approval application be approved, subject to the conditions identified in Appendix "A" of this report; and,
4. That Site Plan Approval shall lapse after a period of three years from the date of approval, should the Proposed Development not proceed in a timely manner; and,

5. That Industry Canada be advised in writing of this approval (concurrence), and be advised that this approval is with respect to this location only; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.2 RECOMMENDATION REPORT SISDIMZ 11087 VICTORIA SQUARE BLVD (VICTORIA SQUARE AND VETMAR AVE) APPLICATIONS FOR OFFICIAL PLAN AMENDMENT TO PERMIT 26 TOWNHOUSE UNITS (10.3)**

Arvin Prasad, Commissioner of Development Services, advised that this item provides recommendations in regards to the Applications for Official Plan Amendment, submitted by SV Sisdimiz Inc, to Permit 26 townhouse units at 11087 Victoria Square Boulevard.

Marshall Smith, KLM Planning, provided a presentation on the proposed development.

Committee requested that the Applicant try to hide the retaining wall as much as possible, either through landscaping or by building a green retaining wall.

Mr. Smith clarified that the Applicant has reduced the size of the retaining wall as much as possible, noting that is less than one metre in height in most locations. Mr. Smith further clarified that as a result of feedback obtained from the Statutory Public Meeting, the Applicant investigated the possibility of purchasing the lands to the east of the property to include in their development, but found that the lands were part of the hydro corridor and that they contain critical infrastructure that would be too costly to move.

Staff advised that they will look at the retaining wall in more detail, as part of the next steps.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the report titled “RECOMMENDATION REPORT, Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision submitted by SV Sisdimz Corp., 11087 Victoria Square Boulevard to facilitate the development of 26 townhouse units (Ward 2) File No. PLAN 19 161649”, be received; and,

2. That the Official Plan Amendment application submitted by SV Sisdimz Corp., to amend the Official Plan (Revised 1987), be approved by Council, and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and adopted by Council; and,
3. That the Zoning By-law Amendment application submitted by SV Sisdimz Corp. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law, attached hereto as Appendix 'B', be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Draft Plan of Subdivision application submitted by SV Sisdimz Corp. be approved subject to the conditions set out as Appendix 'C'; and,
5. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue Draft Plan approval, subject to the conditions set out as Appendix 'C', as may be amended by the Director of Planning and Urban Design or designate; and,
6. That Draft Plan approval for Plan of Subdivision 19TM-19003 will lapse after a period of three (3) years from the date of issuance in the event that a Subdivision Agreement is not executed within that period; and,
7. That Council assign servicing allocation for a maximum of 26 townhouse dwelling units; and,
8. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.3 PRELIMINARY REPORT GREEN CITY DEVELOPMENT GROUP INC.  
APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT  
115 RESIDENTIAL UNITS AT RUSSELL DAWSON ROAD FILE NO.:  
PLAN 21 136184 (WARD 2) (10.5)**

Arvin Prasad, Commissioner of Development Services, advised that this item provides preliminary information on the Zoning By-Law Amendment Application

submitted by Green City Development Group Inc, to permit 115 residential units, consisting of 106 townhouses, eight semi-detached dwellings, and one single-detached dwelling. The Applicant is in a position where it can appeal the Application to the Ontario Land Tribunal (OLT), as the 90 day period set forth by the *Planning Act* for the municipality to make a decision expired December 19<sup>th</sup>, 2021.

Jenna Thibault, Weston Consulting, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Bin Wei expressed the following concerns regarding the proposed development: its high density; that it does not fit the character of the area; that there will not be enough visitor parking; the impact it will have on traffic congestion; and that it does not connect with Woodbine Avenue.

Zhen Liu expressed the following concerns regarding the proposed development: its high density; that it is not compatible with the existing community; that it will create traffic and safety concerns, especially in regard to when children are walking to and from school.

Jian Wang expressed the following concerns regarding the proposed development: that there are too many townhouses being proposed, the impact it will have on traffic congestion during the rush hour, and that it will make it unsafe for children to walk to school.

Colleen Kuan spoke in opposition of the proposed development, expressing the following concerns regarding the proposal: it is far too dense for the area; that it includes mostly townhouses rather than a balance of semi-detached, single-detached, and townhouses; it does not fit the character of the community; that it will impact her privacy; that it will reduce her property value; that it will generate more traffic on Staglin Court, that it will impact traffic congestion on Russell Dawson Road; and that it will not be safe for children to cross the street to get to school.

The Committee provided that following feedback on the proposed development:

- Questioned if the site had access to Woodbine Avenue when it was a school site;
- Expressed concern that the proposed development will increase traffic on Russel Dawson when it is already congested;

- Questioned if the land use and density is permitted under the City’s Official Plan;
- Requested that the width of the townhouses be presented at the Statutory Public Meeting;
- Questioned if the development required two access points;
- Questioned the density to west of the proposed development relative to the density of the proposed development;
- Suggested the proposed development possibly include a pedestrian pathway to Woodbine Avenue.

Staff noted that the proposed land use is permitted under the City’s Official Plan, but will clarify at the Statutory Public Meeting if the density is permitted under the City’s Official Plan. Staff also agreed to clarify the width of the proposed townhouses at the Statutory Public Meeting. Staff were not aware if the subject land had access to Woodbine Avenue when it was a school site.

Ms. Thibault advised that the proposed development is required to have two access points to ensure that fire and emergency services are able to access the proposed development. The proposed access points are from Russel Dawson Road, and from Staglin Court.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Joe Li

1. That the report dated February 22<sup>nd</sup>, titled “PRELIMINARY REPORT, Green City Development Group Inc., Application for Zoning By-law Amendment to permit 115 residential units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)”, be received.

**Carried**

#### **10.4 REVIEW OF THE NUMBER FOUR IN MUNICIPAL ADDRESSING (10.15)**

Arvin Prasad, Commissioner of Development Services, advised that this item is to provide Staff’s response to the November 8, 2021 Development Services Committee request to review how the address number four (4) is treated in the cities of Richmond Hill and Toronto relative to Markham.

Staff provided a brief overview of how Richmond Hill and Toronto’s municipal addressing criteria compares with Markham’s criteria.

The Committee supported the staff recommendations, as this issue has been reviewed by Council in the past, and the City's existing Street Addressing Criteria provides enough flexibility for staff to change the address if the opportunity exists.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the report titled 'Review of the Number Four in Municipal Addressing', dated February 22<sup>nd</sup>, 2022, be received; and,
2. That Council direct Staff to retain the current street addressing criteria with no changes; and further,
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.5 RECOMMENDATION REPORT KINGSBERG WARDEN  
DEVELOPMENT APPLICATION FOR SITE PLAN APPROVAL TO  
FACILITATE THE DEVELOPMENT OF AN 91-UNIT EIGHT-STOREY  
RESIDENTIAL BUILDING LOCATED ALONG THE NORTH SIDE OF  
HIGHWAY 7 AND EAST OF VERCLAIRE GATE MUNICIPALLY  
KNOWN AS**

**3882 HIGHWAY 7 E (WARD 3) FILE NO. SPC 20 135517(10.6)**

Arvin Prasad, Commissioner of Development Services, advised that this item is a recommendation report for the Site Plan approval submitted by Kingsberg Warden Development Inc. to facilitate the development of an 91-unit eight-storey residential building at 3882 Highway 7. Staff are recommending that the Site Plan be endorsed in principle, under conditions outlined in the staff report.

Kate Cooper provided a presentation on the proposed development. Ms. Cooper asked for clarification on Appendix 'A', condition 3c) in the staff report.

Biju Karumanchery, clarified that the condition was added, and requires that the Owner provide a clearance letter from the Trustees of 621538 Ontario stating that all outstanding conditions related to the site servicing, financial and otherwise, have been satisfied. Mr. Karumanchery further requested that "to the satisfaction of the Commissioner of Development Services" be added to the end of this clause.

Ms. Cooper confirmed that the Applicant is okay with the added condition and the recommended amendment to the clause.

Stephen Lue, Acting Senior Manager, Development, will reach out to Kate Cooper to confirm the landowner details associated with the trustees group.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “RECOMMENDATION REPORT, Kingsberg Warden Development Inc., Application for Site Plan Approval to facilitate the development of a 91-unit, eight-storey residential building located along the north side of Highway 7 and east of Verclaire Gate, municipally known as 3882 Highway 7 East (Ward 3) File No. SPC 20 135517”, be received; and,
2. That the Site Plan application (SPC 20 135517) submitted by Kingsberg Warden Development Inc. be endorsed in principle, subject to the conditions in Appendix ‘A’, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate; and,
3. That Council assign servicing allocation for a maximum of 91 residential units; and,
4. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
5. That York Region be advised that servicing allocation for 91 residential units has been confirmed; and,
6. That Site Plan Endorsement shall lapse and Site Plan Approval will not be issued after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that time period; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.6 TRANSFER PAYMENT AGREEMENT FOR THE STREAMLINE DEVELOPMENT APPROVAL FUND AND APPROVED PROJECTS FOR THE PROVINCIAL AUDIT AND ACCOUNTABILITY FUND INTAKE 3 (10.19)**

Arvin Prasad, Commissioner of Development Services, advised that the Province will provide up to 45 million dollars to help Ontario's 39 largest municipalities modernize, streamline, and accelerate processes for managing and approving housing applications, and that the City is eligible to receive up to one million dollars from the Streamline Development Approval Fund.

Mr. Prasad further advised that this item has three purposes:

- To inform Council of the three projects approved by the Province for the Audit Accountability Fund Intake 3, which include: 1) By-Law and Regulatory Services Review; 2) Streamlining Planning Approvals through a Community Planning Permit System; and 3) Strategy Implementation Plan – Improving the State of Residential Infill.
- To obtain Council approval for the Mayor and Clerk to execute the transfer Payment Agreement with the Province and the City to receive up to one million dollars from the Streamline Development Approval Fund to implement streamlining development approval initiatives.
- To obtain Council approval to proceed with the projects outlined for the Streamline Development Approval Fund.

John Yeh, Manager, Strategy and Innovation, clarified that the review of the development review process through the Streamline Development Approval Fund will focus on specific and existing processes within development review as KPMG's review in 2019 was more exploratory and open ended through consultations with stakeholders due to the Province's funding allocation and deadline requirements. Mr. Prasad advised that it will also look at how technology can improve the process.

Chris Bullen, Manager, By-Law and Regulatory Services, clarified that an interim report on the By-Law and Regulatory Services Review will be provided prior to Council breaking for summer recess.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

1. That the report dated February 22, 2022 entitled "Transfer Payment Agreement for the Streamline Development Approval Fund and Approved Projects for the Provincial Audit and Accountability Fund Intake 3" be received; and,
2. That the Mayor and Clerk be authorized to execute the Ontario Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the



“Province”) for the Streamline Development Approval Fund, provided the agreement is in a form satisfactory to the Commissioner of Development Services and the City Solicitor; and,

3. That Staff be directed to proceed with the following projects and resourcing requirements through the Streamline Development Approval Fund to a maximum total cost of up to \$1,000,000 and procured in accordance with the Expenditure Control Policy:
  - a. Conduct an end to end review of the development review process
  - b. Acquire additional ePLAN workflow reviews as identified from the LEAN review
  - c. Upgrade ePLAN development review and commenting software to version 9.2
  - d. Implement ePLAN website improvements
  - e. Acquire 3D modelling software and professional services to build modelling of selected secondary plan areas
  - f. Acquire GIS software and professional services to build an interface for open data on development and building permit applications
  - g. Upgrade AMANDA software to version 7, the database that stores development and building permit application data (project started in 2021 and qualifies for costs incurred between January 19, 2022 and February 28, 2023)
  - h. Hire contract staff to assist with implementing the projects identified above; and,
4. That new 2022 projects be established for each of the above initiatives, funded through the Streamline Development Approval Fund grant; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **11. MOTIONS**

There were no notices of motions.

**12. NOTICES OF MOTION**

There was no other business.

**13. NEW/OTHER BUSINESS**

There was no other business.

**14. ANNOUNCEMENTS**

There was no announcements.

**15. SPECIAL DEVELOPMENT SERVICES COMMITTEE MEETING**

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That Staff cancel the February 15<sup>th</sup>, 2022, Special Development Services meeting;  
and,
2. That the Markham Centre Update be referred to a future Development Services Committee meeting.

**Carried**

**16. ADJOURNMENT**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

The Development Services Committee adjourned at 3:03 PM.

**Carried**