

Electronic Development Services Committee Meeting

Minutes

Meeting Number: 10
March 7, 2022, 9:30 AM - 1:00 PM
Live streamed

Roll Call	Deputy Mayor Don Hamilton 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 Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Jack Heath	Councillor Khalid Usman
Staff	Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Stephanie DiPerna, Director, Building Standards Frank Clarizio, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Joel Lustig, Treasurer Rick Cefaratti, Senior Planner, West District Loy Cheah, Senior Manager, Transportation Regan Hutcheson, Manager, Heritage	Darryl Lyons, Senior Manager, Policy and Research Stephen Lue, Acting Senior Development Manager John Yeh, Manager, Strategy and Innovation Mark Visser, Senior Manager, Financial Strategy & Investments Laura Gold, Council/Committee Coordinator Emily Irvine, Special Project Coordinator Clement Messere, Acting Manager, Development - West Samson Wat, Senior Project Engineer Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Eric Lariviere, City Lead, Destination Markham Corporation

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 convened at 9:33 AM with Regional Councillor Jim Jones in the Chair.

That Committee recessed from 11:50 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

Regional Councillor Joe Li declared a pecuniary conflict of interest, on Item 10.1 - Destination Markham Corporation Update/Annual General Meeting Matters, as the Destination Markham Corporation is providing a grant to the 2022 World Hakka Conference, and he is the Chair of the conference.

3. APPROVAL OF PREVIOUS MINUTES

3.1 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 15, 2022 (10.0)

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Alan Ho

1. That the minutes of the Special Development Services Committee Meeting held on February 15, 2022, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 22, 2022 (10.0)

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held on February 22, 2022, be confirmed.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

There were deputations for the following item:

9.3 COMMENTS ON HOUSING AFFORDABILITY TASK FORCE (10.0)

Note: refer to item 9.3 for more information.

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - FEBRUARY 15, 2022 (10.0)

Moved by Councillor Reid McAlpine
Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public meeting held on February 15, 2022, be confirmed.

Carried

**8.2 MINUTES OF THE DECEMBER 16, 2021 AND JANUARY 20, 2022
CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (16.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

1. That the minutes of the December 16, 2021 and January 20, 2022, Cycling and Pedestrian Advisory Committee meetings be received for information purposes.

Carried

**8.3 RECOMMENDATION REPORT HERITAGE PERMIT APPLICATION
182 MAIN STREET UNIONVILLE EXTERIOR PAINTING FILE NO.: HE
22 109505 (10.13)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

1. That the report dated March 7, 2022, titled “RECOMMENDATION REPORT, Heritage Permit Application, 182 Main Street, Unionville, Exterior Painting File: HE 22 109505, Ward 3”, be received; and,
2. That the exterior repainting of the heritage building is not supported and the Heritage Permit application be denied; and,
3. That the heritage building be repainted in a colour appropriate to the Unionville Heritage Conservation District based on guidance from staff and the Unionville Heritage Conservation District Plan; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 CITY-WIDE PARKING STRATEGY TERMS OF REFERENCE (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to obtain Council’s endorsement on a Citywide Parking Strategy.

Loy Cheah, Senior Manager, Transportation, presented the City-Wide Parking Strategy Terms of Reference.

The Committee discussed the following relative to the City-Wide Parking Strategy Terms of Reference:

- Confirmed that the study will investigate the possibility of purchasing or leasing space in private condominiums or office buildings to provide public parking for City facilities located in dense urban communities;
- Requested that Toronto's parking policies and standards also be reviewed as part of the study;
- Noted the role that widening of driveways plays in denser communities with multigenerational families living in one dwelling;
- Suggested that the relationship between prohibiting the widening of driveways and on street parking should be considered;
- Requested that a clause be added to the Terms of Reference that the Comprehensive By-Law Study and the City-Wide Parking Strategy be coordinated to include comprehensive parking recommendations;
- Advised that the study will look at parking City wide, but that it will consider the unique characteristics of Markham's communities, including the needs of denser communities;
- Requested that Parks Canada be consulted regarding the parking strategy for the Rouge National Urban Park;
- Requested that the Terms of Reference include that Markham has two Lake to Lake trails;
- Confirmed that having a parking authority will be evaluated as one of the potential governing models, as part of the study;
- Confirmed that the study will look at creating more efficient parking, and at shared parking opportunities;
- Noted the importance of looking at the maintenance and operation of a shared parking lot prior to considering this option;
- Noted the importance of having a parking strategy for denser communities, such as Markham Centre, York University and the Langstaff Community;
- Clarified that the City does not have any power to govern parking on private property;
- Noted the challenge to build affordable housing with sufficient parking in suburban communities;

- Suggested that there is an issue with parking demand being greater than parking supply in some communities in Markham;
- Suggested that there is a need to have public parking available at bus terminals and transit hubs;
- Confirmed that the study will look at lay-by-parking operations and the associated costs of providing this type of parking;
- Confirmed that the study will look at permitting parking at off peak hours in certain locations and at the safety concerns that would need to be addressed to provide this type of parking;
- Confirmed that the study will look at Markham's parking standards, and rates relative to other municipalities;
- Confirmed that the study will look at both existing and future parking demand in Markham communities;
- Confirmed that the Members of Council and the public will be consulted on the study, as part of a future phase of the study;
- Clarified that Markham or York Region's persons per unit (PPU) ratios will be used for the study versus the rate the Province proposed for the Bridge Station Transit Oriented Community;
- Advised that the City's Transportation Staff will work closely with the City's Operations, and By-Law Enforcement Departments throughout the study.

Staff responded and provided clarification to inquiries from the Committee.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the report entitled "City-wide Parking Strategy Terms of Reference" be received; and,
2. That the Terms of Reference outlined in this report be endorsed; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 INTERIM REPORT APPLICATIONS BY 1107656 ONTARIO INC. (TIMES GROUP CORPORATION) FOR OFFICIAL PLAN AND ZONING

**BY-LAW AMENDMENTS TO PERMIT SIX (6) HIGH RISE
APARTMENT BUILDINGS ALONG THE WEST SIDE OF SOUTH PARK
ROAD SOUTH OF HIGHWAY 7**

FILE NO.: PLAN 20 128679 (WARD 8) (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item addresses a resolution at the May 11, 2021, Development Services Public Meeting to provide more information on applications submitted by Times Group Corporation for an Official Plan and Zoning By-Law Amendments to permit (6) high rise apartments along the west side of South Park Road south of Highway 7.

Mr. Prasad provided the following additional information on the applications: 1) York Region District School Board is open to co-locating community facilities within the school bock; 2) that the proposed development includes additional lands for business office use and a grocery store; 3) that the Applicant will consider an automated vacuum waste collection system; and 4) that the total number of units was reduced by 66 units.

Lincoln Lo, Malone Given Parsons, provided a brief presentation on the proposed development.

Committee discussed the following relative to the proposed development:

- Questioned if the proposed development includes purpose built rentals;
- Expressed concern that the location of the Grocery Store entrance may generate a lot of extra traffic on Saddlecreek Drive;
- Suggested that a traffic study should be conducted for the proposed development;
- Supported the proposed development including more community facilities;
- Expressed concern that the added density from the proposed development will impact Ward 1, such as by increasing the usage of the Thornhill Community Centre, and generating greater traffic on Bayview Avenue;
- Expressed concern that the existing infrastructure in Thornhill cannot handle the additional density;
- Questioned the FSI of the proposed development;
- Discussed the planning of Leitchcroft community and its employment/residential split.

Mr. Lo advised that the grocery store entrance is proposed to be on Saddlecreek Drive, as York Region is very hesitant to add new road openings onto Highway 7. Mr. Lo further advised that grocery store being proposed is a smaller scale store, therefore, will not generate as much traffic as a full sized store. Mr. Lo clarified that the Applicant had a comprehensive plan for this area, and highlighted that the area includes lots of parkland and a school. Mr. Lo confirmed that the proposed development has a FSI of 8. Mr. Lo advised that the lands are within a key intensification area and that the applications represents the full build-out for the area. Mr. Lo further advised that applications need to demonstrate no net-loss of jobs.

Biju Karumanchery, Biju Karumanchery, Director, Planning & Urban Design, provided a brief overview of the planning history of the Leitchcroft Community, noting that there is no secondary plan for the area, and that several employment conversions occurred in this area overtime.

Stephen Lue, Acting Senior Manager, Development, advised that staff will review the parking ratio for the proposed development to see if it is sufficient. Mr. Lue further advised and that York Region is in the process of reviewing the application.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

That the Report entitled "INTERIM REPORT, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)", be received; and,

That pursuant to Section 34(17) of the Planning Act, no further notice is required for the changes in the zoning by-law since the May 11, 2021, statutory Public Meeting.

Carried

9.3 COMMENTS ON HOUSING AFFORDABILITY TASK FORCE (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to provide staffs comments on the "Province's Report of the Ontario Housing Affordability Taskforce". The goal of the report is to build 1.5 million homes over the next 10 years. The report includes 55 recommendations for the Province's consideration, some that the City can support, some that the City could potentially support, and some that the City cannot support. Mr. Prasad noted that there was

unfortunately no municipal representation on the Housing Affordability Task Force.

Darryl Lyons, Senior Manager, Policy and Research, provided a presentation entitled “Ontario Housing Affordability Task Force Report Comments”.

Graham Churchill, provided a deputation on the “Province’s Report of the Ontario Housing Affordability Task Force Report Comments”, advising that report claims that the Province has not built enough houses to meet the needs of the growing population, but suggested that the housing supply has kept up with the population and that other factors are impacting the housing crisis. Mr. Churchill advised that vacancy rates are at 20 year highs and that there is already enough housing approved for the next 20 years. Mr. Churchill explained that housing prices are high for the following reasons: historic low interest rates; 25% of buyers are investors; there is a market for investing in AirBNBs in the Greater Toronto Area; a supercharged housing demand due to appreciating equity and the ability to get leverage. Mr. Churchill further advised that most important issue is that rising housing prices are negatively impacting rent. Mr. Churchill recommended that this issue can be addressed by: increasing interest rates; passing laws that require developers to build with a certain timeframe; banning or limiting non-resident buyers from purchasing homes or condominiums; regulating or building units for AirBNB; increase windfall capital gains tax; using more targeted incentives and conditions to create affordable price/rent outcomes; encouraging growth in other parts of Canada, and developing a cohort vision for growth in the GTA.

The Committee discussed the following relative to the staff report on the Ontario Housing Affordability Task Force Report Comments:

- Expressed concern that new immigrants and younger Canadians cannot purchase a home without help, and suggested that the government should be more involved;
- Suggested that the Province should also look at abolishing or making changes to the Ontario Land Tribunal, and implementing a vacancy tax;
- Agreed that the Taskforce should have had some municipal representation;
- Clarified that municipalities were not directly requested to provide feedback on the Taskforce’s report;
- Questioned the basis and feasibility of meeting a housing target of 5 million units in 10 years, and how many of these housing units would be in within the Greater Golden Horseshoe;
- Supported the concept of a unified ePLAN that various organizations can use;

- Noted that many of the recommendations in the Task Force Report are vague making it challenging to comment on;
- Suggested that recommendation 5) in the Task Force Report permitting secondary suites, garden suites, and laneway house province-wide be included in the support column;
- Suggested that recommendation 6) in the Task Force Report permitting multi-tenant housing province-wide, be included in the support column;
- Suggested that the City should have a slightly more specific response in regards to why it does not support recommendation 3. a) in the Task Force Report, which is related to allowing up to four units and up to four storeys on a single residential lot, such as stating that the City will permit a fourplex rather than four units;
- Clarified that bulk listing refers to when a bunch of heritage properties are designated by a City or Town at the same time;
- Supported recommendation 36) in the Task Force Report related to increasing the federal and provincial governments HST rebate on new construction;
- Suggested recommendation 15) in the Task Force Report related to mandatory delegation of site plan approvals and minor variances to staff or a third party, be moved from potentially support to do not support;
- Suggested that a coordinated more specific response be provided for recommendations 3. A) and B), 5), and 48 C) in the Task Force Report, as they are all related to inclusionary zoning;
- Suggested adding a preliminary piece to the City's comments questioning if these solutions will address the housing crisis, and if they will provide enough affordable purpose built rentals;
- Supported recommendation 32) in the Task Force Report, which is related to waiving development charges and park land cash-in-lieu and only charging a modest connection fee, if it is one infill housing unit versus multiple units;
- Suggested that staff's response should include a cover letter when sending the comments to the Province;
- Expressed concern that the report recommends removing the municipality from the planning process.

Staff responded and provided clarification to inquiries from the Committee.

The Committee requested that this item go to Council on March 8, 2022.

Moved by Councillor Keith Irish

Seconded by Councillor Amanda Collucci

1. **That the deputation by Graham Churchill regarding the "Comments on the Report of the Ontario Housing Affordability Task Force", be received; and,**
2. That the report dated March 7, 2022 entitled "Comments on the Report of the Ontario Housing Affordability Task Force" be received; and,
3. That the City of Markham requests the province to undertake consultation should any of the recommendations in the Report of the Ontario Housing Affordability Task Force be considered for implementation; and,
4. That this report be forwarded to the Ministry of Municipal Affairs and Housing and Region of York as the City of Markham comments on the Report of the Ontario Housing Affordability Task Force; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 DESTINATION MARKHAM CORPORATION UPDATE / ANNUAL GENERAL MEETING MATTERS (10.16)

Regional Councillor Joe Li declared a pecuniary conflict of interest, as the Destination Markham Corporation is providing a grant to the 2022 World Hakka Conference, and he is the Chair of the conference.

Arvin Prasad, Commissioner of Development Services, advised that this item is to present the Destination Markham Corporation's 2021 key accomplishment, and the 2022 proposed budget and key business priorities.

Eric Lariviere, City Lead, Destination Markham Corporation, presented the 2021 Destination Markham key accomplishment and 2022 key business priorities.

Aarti Patel, Treasurer, Destination Markham, presented the proposed 2022 Budget for Destination Markham.

Committee discussed the following relative to the Destination Markham Update:

- The role Destination Markham Staff are playing in helping the City position Markham as a destination;
- The ratio of funds raised to salary costs, which was reported to be 30%;
- Looking for opportunities to optimize staffing levels in 2022;
- That the Main Street ambassador is a fully subsidized position;
- That all of the staff positions are paid by Destination Markham, with the exception of the City lead;
- That being a member of the Board of Directors for Destination Markham is a volunteer position;
- The need to develop KPIs to measure the corporation's success;
- The breakdown of programing expenses;
- The conservative approach taken by the Board of Directors during the pandemic, which included maintaining a surplus;
- That the Board of Directors will change their conservative approach if the economic conditions improve, noting that the hotel and tourism industry has been one of the hardest hit industries during the pandemic;
- That hotel patrons are typically used to paying an accommodation tax or fee, as these types of fees are common across the globe.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report "Destination Markham Corporation Update / Annual General Meeting Matters" be received; and,
2. That Council approve the "Destination Markham Corporation 2022 Business Plan;" and,
3. That Council approve funding in the amount of \$100,000 as part of the Destination Markham Corporation 2022 Budget to support the delivery of the World Hakka Conference; and,
4. That Council approve the Destination Markham Corporation 2022 Budget to a maximum of \$1,444,200; 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 motions.

12. NOTICES OF MOTION

There were no notices of motions.

13. NEW/OTHER BUSINESS

There were no announcements.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

That the Development Services Committee adjourned at 3:40 PM.

Carried