

Electronic Development Services Committee Meeting Minutes

Meeting Number: 16
May 10, 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 Sabrina Bordone, Manager, Development - Central District Loy Cheah, Senior Manager, Transportation Regan Hutcheson, Manager, Heritage Darryl Lyons, Senior Manager, Policy & Research	Stephen Lue, Senior Manager, Development Mark Visser, Senior Manager, Financial Strategy & Investments Laura Gold, Council/Committee Coordinator Erica Alligood Melissa Leung, Planner I Evan Manning, Heritage Planner Parvathi Nampoothiri, Senior Manager, Urban Design Richard Fournier, Senior Manager, Parks & Open Space Development Lawrence Yip, Senior Planner, Urban Design Mattson Meere, Senior Planner, Urban Design Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Hersh Tencer, Senior Manager, Real Property

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:30 AM with Regional Councillor Jim Jones in the Chair.

Committee recessed from 10:57 AM to 11:57 AM.

Committee recessed from 12:11 PM to 1:00 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 were no disclosures of pecuniary interest

3. APPROVAL OF PREVIOUS MINUTES

**3.1 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES -
APRIL 20, 2022 (10.0)**

keyes, Isa Lee

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes of the Special Development Services Committee Meeting held on April 20, 2022, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES COMMITTEE MINUTES - APRIL 25, 2022 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee Meeting held on April 25, 2022, be confirmed.

Carried

4. PRESENTATIONS

4.1 MARKHAM PARK ACQUISITION STRATEGY - RATE SCENARIOS (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to present the financial modeling and rate scenarios for the Markham's Park Acquisition Strategy.

Parvathi Nampoothiri, Senior Manager, Urban Design, advised that today's presentation builds on feedback received from the April 20, 2022, Special Development Services Committee meeting. Ms. Nampoothiri explained that Staff have started to define Markham's Park Acquisition Strategy and tested policy alternatives, and modeled the financial implications to address the City's parkland requirements for Markham's growing population until 2031.

Adam Mattinson, Hemson Consulting, provided a presentation on Markham's Park Acquisition Strategy – Rate Scenarios. The presentation provided an overview of three policy options and the associated financial modeling for Council's consideration.

The Committee provided the following feedback on the Markham Park Acquisition Strategy- Rate Scenarios:

- Expressed concern that there is limited suitable parkland in close proximity to intensification areas, and that placing additional parkland in the Future Urban Area would mean that residents have to commute to access these parks;
- Confirmed that additional parkland would need to be purchased outside of the intensification area to meet Markham's proposed parkland ratio;
- Noted the importance of collecting enough cash-in-lieu to purchase parkland elsewhere in Markham if it cannot be provided within the intensification area;

- Suggested the City should strategize future land purchases of parkland to address anticipated shortages of parkland in intensification areas;
- Discussed whether incumbent land on the West side of Yonge Street would be accepted as parkland;
- Supported the options that would permit for the most parkland within the intensification area;
- Clarified that the model only looks at Markham's parkland needs until 2031, and that Markham will continue to experience significant growth beyond this timeframe;
- Recognized that intensification areas may provide less parkland, but that they address other objectives, such as providing housing;
- Noted that although there will be less parkland in intensification areas there should still be sufficient outdoor activities for future residents;
- Noted that the proposed new parkland dedication model will provide for a certain amount of parkland in intensification areas, but that the City will have the opportunity go above and beyond this if it chooses to by creating parkland in less typical places, such as strata parks on top of a parking garages;
- Discussed providing parkland in the greenbelt or valley lands to provide parkland closer to intensification areas;
- Suggested that the Committee should have a more general discussion on the implications of intensification in Markham's urban area;
- Suggested that the staff should estimate the cost of building: 1) parkland over Pomona Creek; and 2) the Railway Park in the Bridge Station TOC.

The Committee requested that staff and the consultant report back on the following at a Special Development Services Committee Workshop:

- The implications of the Bridge Station TOC on Markham's parkland beyond 2031;
- The implications of the proposed new parkland dedication options on the Bridge Station TOC when fully built out, compared to Bill 109;
- A comparison of what the City would have received in parkland dedication or in cash-in-lieu for the Bridge Station TOC versus what it will receive;
- Provide more graphics to help Members of Council understand what is being proposed relative to the City's current model.

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Keith Irish

1. **That the presentation entitled "Markham Park Acquisition Strategy - Rate Scenarios", by Hemson Consulting Inc., be received.**
2. **That the Markham Park Acquisition Strategy- Rate Scenarios be referred to a Special Development Services Committee Workshop to provide further analysis and comparison on the City's current approach versus the proposed scenarios for parkland dedication, as it relates to the urban growth centres.**

Carried

5. DEPUTATIONS

The following deputation was made on 9.1 – Recommendation Report Cultural Heritage Resources Strategy, North District Employment Lands (MiX) (Ward 2) (10.0):

William Hsieh advised that he had received approval from Council in June 2021 to move the Alfred Reed Farmhouse (2780 19th Avenue) to Markham Heritage Estates, but it ended up not being feasible as it would cost 50% more than what comparable houses are selling for in Markham Heritage Estates. Mr. Hsieh noted his interest in relocating the Raymer-Wambold House to Markham Heritage Estates.

Councillor Karen Rea suggested that there should be a cost sharing agreement between the City and the purchaser of City cultural heritage resources that helps cover the cost of relocating the resource to Markham's Heritage Estates due to the high cost of restoring heritage homes.

Mayor Frank Scarpitti suggested that this proposal should go through the proper process for engaging interested parties in acquiring cultural heritage resources from the City to restore and move to the Markham Heritage Estates.

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Alan Ho

That the deputation by William Hsieh regarding Agenda Item No. 9.1 – Recommendation Report Cultural Heritage Resources Strategy, North District Employment Lands (MiX) (Ward 2) (10.0), be received.

Carried

6. COMMUNICATIONS

6.1 COMMUNICATIONS - RECOMMENDATION REPORT GLEN ROUGE HOMES (KENNEDY) INC. APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT 31 TOWNHOUSE UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY ROAD (WARD 8) FILE NO.: PLAN 20 136196 (10.5)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the communications submitted by the following individuals providing comments regarding the above subject matter be received:
 - Tino Paradiso
 - Melody Lo
 - Natalie Kostiuk
 - Joe & Renata Dinorcia
 - Joe & Nadine Garritano
 - Maneet Singh Gadhok
 - Satvinder Singh Gadhok
 - Aseem Thukral
 - Nadeem Qureshi
 - Zhaochen Wang
 - Balasingam Gopikrishna & Ambiha Nithiananthan
 - Zheng Chen
 - Carmelo & Iolanda Vigliatore
 - Quan Zhuang
 - Janet Mccalla
 - Xiao-Wei Ye & Alan Lam
 - Tom Joseph
 - Nagi Barsoum & Askander Mervat
 - Mr. & Mrs. Minhas

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 MINUTES OF THE MARCH 17, 2022 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (16.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the March 17, 2022 Cycling and Pedestrian Advisory Committee meetings be received for information purposes.

Carried

8.2 MINUTES OF THE APRIL 13, 2022 HERITAGE MARKHAM COMMITTEE (16.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the April 13, 2022 Heritage Markham Committee meetings be received for information purposes.

Carried

8.3 MINUTES OF THE JANUARY 31 AND MARCH 28, 2022, THEATRE BOARD (16.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the January 31 and March 28, 2022 Theatre Board meetings be received for information purposes.

Carried

8.4 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - APRIL 19, 2022 (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public meeting held on April 19, 2022, be confirmed.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT CULTURAL HERITAGE RESOURCES STRATEGY, NORTH DISTRICT EMPLOYMENT LANDS (MiX) (WARD 2)(10.0)

Arvin Prasad, Commissioner of Development Services, advised that this is a recommendation report to obtain Council endorsement in principle of the consultant's study and recommendations on the development of a strategy to address cultural heritage resources in the North District Employment Lands.

Regan Hutcheson, Manager, Heritage Planning, provided a presentation on the Cultural Heritage Resources Strategy.

Councillor Karen Rea suggested that staff should look at cost sharing opportunities to relocate and restore cultural heritage resources, such as the Raymer-Wambold House, and the Alfred Reed Farmhouse.

Mr. Hutcheson advised that staff have been working with potential purchasers on the re-use and restoration of the Raymer-Wambold House at its current location. The first potential purchaser is no longer interested, and staff continue to work with the second potential purchaser.

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the report entitled "Recommendation Report, Cultural Heritage Resource Strategy, North District Employment Lands (MiX), Ward 2", dated May 10, 2022, be received; and,
2. That the study entitled "Cultural Heritage Resource Strategy - City of Markham North District Employment Lands (MiX)" prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) in

association with George Robb Architect and urbanMetrics be endorsed in principle to guide staff in addressing cultural heritage resources in the North District Employment Lands; and,

3. That staff be directed to initiate an Official Plan Amendment to address the suggested changes to the Official Plan’s cultural heritage policies related to the MiX area; and further,
4. **That staff investigate the possibility of implementing a cost sharing strategy when the relocation of cultural heritage resources is under consideration, and to investigate the possibility of relocating the building at 9404 Markham Road (Raymer-Wambold House) to Markham Heritage Estates.**
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT AMENDMENT TO HERITAGE DESIGNATION BY-LAWS MULTIPLE PROPERTIES IN THE CITY (WARDS 2, 3, 4, 5, 6, 7, 8) (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the staff report titled, “Amendment to Heritage Designation By-laws, Multiple Properties, Wards 2, 3, 4, 5, 6, 7, 8”, dated May 10, 2022, be received; and,
2. That the Heritage Designation By-laws for the following municipal property addresses be amended to correct legal descriptions of property, add property descriptions, and revise Statements of Cultural Heritage Value or Interest to remove extraneous information and add heritage attributes:
 - a. 60 Maple Parkway (formerly 4438 Fourteenth Avenue)
 - b. 15 Heritage Corners Lane (formerly 9251 Highway 48 North)
 - c. 99 Thoroughbred Way (formerly 9804 McCowan Road)
 - d. 43 Castlevue Crescent (formerly 10077 Woodbine Avenue)
 - e. 8 Green Hollow Court (formerly 9516 Ninth Line)
 - f. 20 Mackenzie’s Stand Avenue (formerly 8083 Warden Avenue)

- g. 8 Wismer Place (formerly 10391 Woodbine Avenue)
 - h. 9899 Markham Road (formerly 9899 Highway 48)
 - i. 628 Wilfred Murison Avenue (formerly 9486 McCowan Road)
 - j. 7 Bewell Drive (formerly 7447 Ninth Line); and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 RECOMMENDATION REPORT GLEN ROUGE HOMES (KENNEDY) INC. APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT 31 TOWNHOUSE UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY ROAD (WARD 8) FILE NO.: PLAN 20 136196 (10.5)

Arvin Prasad advised that this item is a recommendation report for the approval of a Zoning By-Law Amendment (ZBA) application submitted by Glen Rouge Homes to permit 31, two and three storey townhouses. It is Staff's opinion that the ZBA is compatible with the pattern of development in the surrounding area.

Melissa Leung, Planner I, was available to answer questions.

Nick Woods, Planning Consultant for Glen Rouge Homes, provided a presentation on the proposed development.

Deputations were made by Tom Joseph, Gopi Balasingam, Saifee Rangwala, Farida Rangwala, Melody Wen, and Guang Xu in opposition of the proposed development. The deputants provided the following feedback:

- Expressed concern regarding the height and density of the proposed development relative to adjacent properties;
- Expressed concern that it does not comply with the Zoning By-Law for the area;
- Expressed concern that it does not fit with the character of the existing community, which is comprised of larger detached homes;
- Expressed concern that it will worsen traffic congestion on Kennedy Road, and that residents of the future townhouses will take Lee Avenue to travel south;
- Suggested that development occur after Kennedy Road has been improved;

- Expressed concern that the increased density will cause overcrowding of the schools;
- Expressed concern that the Applicant is not listening to the community's concerns and that many residents were unable to attend the Community Information and Public Meeting;
- Expressed concern that a condominium could be proposed on the subject lands;
- Expressed concern regarding the impact the proposed development will have on the privacy and safety of existing residents;
- Suggested that two-storey detached dwellings to the rear of the property will serve as a more appropriate transition to the existing residential neighbourhood;
- Asked the Applicant to consider making the following improvements: address the traffic and safety concerns on Kennedy Road, reduce the height of townhouses, reduce the number of proposed townhouse units, incorporate detached dwellings, increase the setback from the existing residential neighbourhood to the east, add a parkette with benches, and make it more compatible with the existing community.

The Committee consented to watching a video, and to listening to the audio of three residents that spoke in opposition to the proposed development that were unable to attend the meeting via Zoom.

The Committee provided the following feedback on the proposed development:

- Suggested the Applicant should ensure that measures are put in place to address the residents traffic concerns;
- Suggested the proposed development did not fit the character of the existing community, as it is comprised of large single detached dwellings;
- Suggested that the development proposal was too dense for the subject lands;
- Suggested that a condominium would be more suitable for the subject lands due to its proximity to the proposed GO station;
- Suggested that a condominium would also allow for greater setback from the existing residential dwellings to the east;

- Acknowledged that intensification is appropriate along major streets adjacent to commercial properties, especially in under-utilized properties such as this one;
- Suggested that the Owner purchase the property to the north to provide access to Lee Avenue;
- Expressed concern that the residents were unable to attend the Community Information and Public Meetings that were held;
- Advised the residents that townhouses are permitted on the subject lands under the City's Official Plan, and that if the application was appealed the Applicant would likely win;
- Suggested that parking should be underground;;
- Suggested the notification process should be improved so that residents that do not have access to the internet can be notified;
- Noted the Applicant had taken some of the residents' concerns into consideration;
- Hoped that the Applicant would consider further reducing the number of units;
- Suggested the proposed development be referred to the Milliken Sub-Committee for further discussion, and that representatives from the community be invited to attend the meeting;
- Requested staff to explain the relationship between the height of the existing homes and the proposed townhouses at the sub-committee meeting;
- Suggested the Applicant provide a wider year-round landscape buffer between the townhouses and the existing homes;
- Asked if a formal agreement could be made between the City and Applicant to ensure that the design presented to Committee represents the final built development;
- Requested staff to provide an update on the improvements that are being planned for Kennedy Road.

Staff responded and provided clarification to inquiries from the Committee.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

That the Development Services Committee permit the video and audio deputations from Gurpreet Minhas and Alan Lam to be heard.

Carried by a Two Thirds Vote

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

That deputations by Tom Joseph, Gobi Balasingam, Saifee Rangwala, Farida Rangwala, Melody Wen, and Guang Xu, regarding Application for Zoning By-law Amendment to permit 31 townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. PLAN 20 136196”, be received; and,

That the report titled, “RECOMMENDATION REPORT, Glen Rouge Homes (Kennedy) Inc., Application for Zoning By-law Amendment to permit 31 townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. PLAN 20 136196”, be received; and,

1. That the Zoning By-law Amendment application submitted by Glen Rouge Homes (Kennedy) Inc. be approved and the draft Zoning By-law Amendment, attached hereto as Appendix ‘A’, be finalized and enacted without further notice; and,
2. 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,
3. That Council assign servicing allocation for a maximum of 31 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 31 residential units has been granted; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

10.1 PREPARING FOR THE IMPACT OF STUDENT HOUSING IN MARKHAM (10.0)

Regional Councillor Jack Heath read the motion and explained that the purpose of the motion is to direct staff to look at the potential implications of student housing around the York University Markham Campus.

Bradly Roberts, clarified that rooming houses are not a permitted use in any zoning category in Markham. However, there is criteria specified in the City's Official Plan pertaining to rooming houses. The criteria requires any rooming house to front onto and have direct vehicular access to an arterial road. Mr. Roberts further clarified that any house with more than two lodging rooms is considered a rooming house. Mr. Roberts advised that Markham's Comprehensive By-Law is attempting to address student housing by permitting student housing owned by a Post-Secondary Facility. Mr. Roberts further explained that the City cannot prohibit landlords from leasing a rental unit to students.

The Committee provided the following feedback relative to the motion "Preparing for the Impact on Student Housing in Markham":

- Suggested that wording in Markham's Comprehensive By-Law may need to be broader to permit for private organizations contracted by a Post-Secondary Facility to own and manage a student residence;
- Noted that it is anticipated that many of the students that will attend Markham's York University campus will live in close proximity, and may not need live on campus;
- Suggested letting the free market resolve the issue;
- Noted that student housing can cause significant disruption to a city or town if not planned for, or if it by-laws are not enforced.

Moved by Regional Councillor Jack Heath
Seconded by Councillor Reid McAlpine

WHEREAS, in September 2023, students are anticipated to start enrolling at York University's new Markham Campus, and

WHEREAS, York University Markham Campus will have a student body of 4,200 within four years, and

WHEREAS, a significant portion of York University Markham students are expected to rent in Markham near the campus, and

WHEREAS, York University has commissioned a student housing study but has not shared this with the City, and

WHEREAS, York University understands that student housing near Markham Campus including rooming houses and condos could become problematic, and is currently in the [early stages of working with the private sector](#) to develop a purpose-built student residence, and WHEREAS, the City of Markham has no information at its disposal to indicate whether efforts noted above will meet student housing needs for the new York University Markham Campus, and

WHEREAS, it is a common problem for municipalities across the county in which post-secondary institutions are located that they [face major issues](#) with illegal student accommodation around the school, and

WHEREAS, [illegal rooming houses](#) have been discovered in Scarborough near the University of Toronto Scarborough and Centennial College Morningside Campuses, where students have been living in unsafe conditions with as many as 11 in separate rooms under the same roof and paying individual rent, thus violating zoning regulations, and

WHEREAS, the City of Toronto has recently put forward [A New Regulatory Framework for Multi-tenant Houses](#) to amend zoning and licensing-bylaws that have allowed for unlicensed operations and unsafe living conditions for tenants, and

WHEREAS, the City of Oshawa solved their problem of illegal and unsafe rooming houses and bad student behaviour near Ontario Tech University (formerly UOIT) by requiring a [licence](#) to rent most properties and by offering incentives for developers to build purpose-built student accommodation, and

WHEREAS, on January 24th, Oshawa Council directed staff to undertake a consultation regarding a potential city-wide [expansion to its Residential Rental Housing Licensing](#) program and they are currently in the process of such consultation, and

WHEREAS, the City of Hamilton has recently launched its two-year [Rental Housing Licensing pilot program](#) mandating property owners in certain parts of the city to apply for a rental licence for every rental property with four or fewer dwelling units as a response to illegal dwelling and secondary suite units, absentee landlords, poor property standards and inadequate yard maintenance, and

WHEREAS, poor maintenance of rental properties is already a common problem in Markham,

WHEREAS, illegal and unsafe rooming houses accommodating students and others are known to already exist in Markham, and

WHEREAS, the experiences of GTHA municipalities which are home to postsecondary institutions clearly demonstrate the importance of proactive planning in anticipation of the new York University Markham Campus, and

WHEREAS, without foresight and proper planning, the City of Markham will likely experience the same issues as other GTHA municipalities, therefore

BE IT RESOLVED THAT Markham Council direct City staff to report back to the Development Services Committee on the potential implications of student housing around York University Markham Campus and elsewhere in the city, and on viable solutions to address these anticipated issues.

Carried

11. NOTICES OF MOTION

There were no notices of motions.

12. NEW/OTHER BUSINESS

There were no other business

13. ANNOUNCEMENTS

There were no announcements.

14. ADJOURNMENT

Moved by Councillor Alan Ho
Seconded by Councillor Isa Lee

That the Development Services Committee adjourned at 2:49 PM.

Carried