

Electronic Development Services Committee Meeting

Minutes

Meeting Number: 21

June 27, 2022, 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 Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Councillor Andrew Keyes	
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 Adam Grant, Fire Chief Frank Clarizio, Director, Engineering Bryan Frois, Manager of Executive Operations & Strategic Initiatives Joel Lustig, Treasurer Sabrina Bordone, Manager, Development - Central District Daniel Brutto, Senior Planner, West Rick Cefaratti, Senior Planner, West District	John Yeh, Manager, Strategy & Innovation Amanda Crompton, Senior Planner, Policy & Research Laura Gold, Council/Committee Coordinator Emily Irvine, Special Project Coordinator Parvathi Nampoothiri, Senior Manager, Urban Design Lawrence Yip, Senior Planner, Urban Design Mattson Meere, Senior Planner, Urban Design Abbie Kar, Senior Planner, Urban Design Samson Wat, Senior Project Engineer Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Rajeeth Arulanantham Maggie Cheung-Madar, Assistant City Solicitor

Loy Cheah, Senior Manager,
Transportation

Darryl Lyons, Senior Manager, Policy
& Research

Stephen Lue, Senior Manager,
Development

Clement Messere, Senior Planner

Tanya Lewinberg, Public Realm

Coordinator

Alice Lam, Director of Operations

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:05 AM with Regional Councillor Jim Jones in the Chair.

The Committee recessed for lunch from 12:41 PM to 1:30 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 - JUNE 7, 2022 AND JUNE 13, 2022 (10.0)

Moved by Councillor Reid McAlpine

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee Meeting held on June 7, 2022 and June 13, 2022, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognizes the following members of staff:

Office of the Chief Administrative Officer

Andy Taylor, Chief Administrative Officer, 30 years

Office of the Chief Administrative Officer (Human Resources & Legal Services)

Sandra Allen, Human Resources Administrator, Human Resources, 15 years

Claudia Kit, Human Resources Administrator, Human Resources, 5 years

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

Alexander Chan, Fire Prevention Officer, Fire & Emergency Services, 20 years

John Irwin, Firefighter, Fire & Emergency Services, 10 years

Christian Monti, Firefighter, Fire & Emergency Services, 10 years

Clemens Otrin, Firefighter, Fire & Emergency Services, 10 years

John Paganos, Firefighter, Fire & Emergency Services, 10 years

Fucaí Liao, Fire Prevention Officer, Fire & Emergency Services, 5 years

Community Services Commission

Paul Parkin, Group Leader, Operations, 35 years

Brent Marshall, Stockkeeper, Operations, 35 years

Steven Dahan, Operations Working Supervisor, 20 years

Irene Weiss, Administrative Assistant, Environmental Services, 15 years

Eddy Wu, Director, Environmental Services, 15 years

Brian Bailey, Supervisor - Community Programs, Recreation Services, 15 years

Nicholas Hope, General Maintenance - Sign Maintenance, Operations, 10 years

Justin Couperthwaite, Labourer/Driver, Operations, 5 years

Christian Obinque, Labourer/Driver, Operations, 5 years

Julius Migue, Facility Operator II, Recreation Services, 5 years

Jan Salanga, Facility Operator II, Recreation Services, 5 years

Celia Fan, Water System Engineer, Environmental Services, 5 years

Jamie Lamanna, Waterworks Operator II, Environmental Services, 5 years

Corporate Services Commission

Christy Lehman, Supervisor - Animal Care, Legislative Services & Communications, 15 years

Nolan Aplon, Infrastructure Specialist, Information Technology Services, 5 years

Development Services Commission

Garry Hale, Building Inspector II, Building Standards, 25 years

Amany Ibrahim, Architectural Plans Examiner II, Building Standards, 5 years

4.2 URBAN LAND INSTITUTE TORONTO (ULI TORONTO) - 2022 CURTNER URBAN LEADERSHIP PROGRAM GRADUATES (7.0)

Arvin Prasad, Commissioner of Development Services, introduced the item and congratulated staff on their accomplishment.

Richard Joy, and Alexandra Rybak, Urban Land Institute Toronto, were in attendance to present the award.

The following staff graduated from the ULI Toronto's distinguished Curtner Urban Leadership Program - <https://toronto.uli.org/programs/urban-leadership-program/class-of-2022/>:

- Abbie Kar, Supervisor, Development Review, Planning & Urban Design
- Mattson Meere, Project Manager, Parks Planning, Planning & Urban Design

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

That the Chair receive the following communication regarding the Confidential Agenda Item No. 15.1.3 – OLT Appeal – 36-38 Steeles Avenue and 37-39 Highland Park Blvd:

1) Behzad Fazel

2) Herb Noble

Carried

7. PETITIONS

There were no petitions.

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 DRAFT AGE FRIENDLY DESIGN GUIDELINES (10.0)

Arvin Prasad, Commissioner of Development Services, advised that the development of Age Friendly Guidelines will help create homes and communities that are accessible, functional, and safe for people of varying ages and abilities. Mr. Prasad noted that various engagement activities were undertaken to develop Markham's draft Age Friendly Design Guidelines, some of which included: two open houses; meetings with the Seniors Advisory Committee, Committee for an Age Friendly Markham, and Markham Mayor's Youth Council; engaging residents on Your Voice Markham; conducting online and paper surveys; holding library outreach engagement activities; establishing a City of Markham - Technical Advisory Committee; and conducting stakeholder interviews.

Parvathi Nampoothiri, Senior Manager, Urban Design, advised that Markham is a leader in designing accessible, and safe environments for all. Ms. Nampoothiri explained that the draft guidelines will provide design direction to new and redeveloping communities focusing on the unit, the building, and the neighborhood. Ms. Nampoothiri noted that the guidelines will be used by City Staff, members of the development community, and the community to help make Markham an age friendly City. Ms. Nampoothiri reported that the final guidelines will be brought back to the Development Services Committee in September. Ms. Nampoothiri advised that some of the recommended guidelines pertaining to public realm works will have cost implications from an operational and maintenance perspective, which will be evaluated further through the implementation of specific projects.

Michel Trocme, Urban Strategies Inc., provided a presentation on Markham's Draft Age Friendly Design Guidelines

The Committee briefly discussed the age friendly design guidelines for townhouses, positively commenting on the image of age friendly townhouses with

parking included underground, as it maximizes the use of the land, improves the public realm, and provides for age friendly features.

Moved by Councillor Khalid Usman

Seconded by Councillor Karen Rea

1. That the presentation titled "Draft Age-Friendly Guidelines", be received.

Carried

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – APRIL 21, 2022 AND MAY 19, 2022 (16.34)

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 21, 2022 and May 19, 2022, be received for information purposes.

Carried

9.2 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 11, 2022 AND JUNE 8, 2022 (16.11)

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the minutes of the Heritage Markham Committee meeting held May 11, 2022 and June 8, 2022, be received for information purposes.

Carried

9.3 MILLIKEN SUB-COMMITTEE MINUTES - JUNE 9, 2022 (16.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the minutes of the Milliken Mills Sub-Committee meeting held June 9, 2022, be received for information purposes.

Carried

9.4 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – APRIL 11, 2022 AND MAY 9, 2022 (16.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held April 11, 2022 and May 9, 2022, be received for information purposes.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 UPDATE ON THE IMPLEMENTATION OF INCLUSIONARY ZONING (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item is to provide an update on the implementation of Inclusionary Zoning. Mr. Prasad noted that on July 14, 2021 Council adopted *Housing Choices: Markham's Affordable and Rental Housing Strategy*. Mr. Prasad explained that since this time, the City has been updating the 2019 financial viability analysis of Inclusionary Zoning due to changes in legislation and market conditions.

Darryl Lyons, Senior Manager, Policy & Research, advised that inclusionary zoning can only be implemented by the City in Major Transit Stations Areas (MTSAs), and in Community Planning Permit Areas. Mr. Lyons advised that today's presentation provides an update on the preliminary findings in regards to inclusionary zoning.

Emily Irvine, provided the presentation titled "Update on the Implementation of inclusionary Zoning".

Committee discussed the following relative to the staff presentation on the "Update on the Implementation of Inclusionary Zoning":

- Questioned why only Langstaff, Markham Centre, and Cornell were selected for the 2022 financial viability analysis;
- Noted that the average market rent is not affordable for many Markham residents, and that residents will often share a rental unit to cover the cost of rent;
- Noted that the price of affordable rent based on the inclusionary zoning provisions is still expensive;
- Suggested that applying the same design to all affordable housing units could help keep the cost of affordable housing down;
- Requested that Staff hold a workshop to explain the methodology for calculating the affordable rent price based on 100% to 125% of the average market rent;

- Expressed concern that the affordable rent price could increase steadily overtime based on the methodology used to determine affordable rent under the inclusionary zoning provision;
- Suggested that purpose built rentals may be a more effective method of increasing the affordable housing supply;
- Noted that the City needs a “made in Markham” solution for addressing affordable housing;

Staff clarified that Langstaff, Markham Centre, and Cornell were selected to test the rental market, as staff wanted to study a range of rental markets to establish the average market rent in Markham. The average market rent is calculated based on all unit types (one, two, and three bedroom units). Staff are recommending that the price of affordable rent be determined based on 125% of the determined average market rent, as the affordable rent price will be more financially viable in the long-term. Once staff have defined Markham’s stronger markets, the average market rent can be applied to calculate the affordable rent in these areas. The City should continue to use a variety of tools to provide affordable housing, including inclusionary zoning, as using a wide range of tools will help increase the supply of affordable housing in Markham. Staff will engage the development sector on the City’s inclusionary zoning plans over the summer.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the report dated June 27, 2022 entitled " Update on the Implementation of Inclusionary Zoning” be received; and further,
2. 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 motion.

13. NEW/OTHER BUSINESS

There was no other business.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 9:40 AM to discuss the following matters:

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - MAY 30, 2022 (10.0) [Section 239 (2) (e)(c)]

15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD;

[Section 239 (2) (e)] (8.0) UPDATE ON THE CITY OF VAUGHAN'S YONGE/STEELES CORRIDOR SECONDARY PLAN, ONTARIO LAND TRIBUNAL ("OLT") APPEALS

The Committee consented to this item being brought forward June 28, 2022, Council meeting.

15.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (WARD 1) [SECTION 239 (2) (e)] (10.5)

OLT APPEAL – 36-48 STEELES AVE E. AND 37-49 HIGHLAND PARK BLVD.

The Committee consented to this item being brought forward June 28, 2022, Council meeting.

15.1.4 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [Section 239 (2) (e)] (10.4, 13.13) ANGUS GLEN SECONDARY PLAN ONTARIO LAND TRIBUNAL APPEAL UPDATE

The Committee consented to this item being brought forward June 28, 2022, Council meeting.

Carried

Moved by Councillor Amanda Collucci
Seconded by Councillor Khalid Usman

The Development Services Committee raised from its confidential session at
12:20 PM.

Carried

16. ADJOURNMENT

Moved by Councillor Khalid Usman
Seconded by Councillor Karen Rea

That the Development Services Committee adjourn at 2:41 PM.

Carried