

# Special Development Services Committee Minutes

Meeting Number: 27  
September 6, 2022, 2:00 PM - 5:00 PM  
Live streamed

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Joe Li	Councillor Karen Rea
Staff	Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Stephanie DiPerna, Director, Building Standards Frank Clarizio, Director, Engineering Darryl Lyons, Senior Manager, Policy & Research Stephen Lue, Senior Manager, Development Mark Visser, Senior Manager, Financial Strategy & Investments	Alida Tari, Manager, Access & Privacy Laura Gold, Council/Committee Coordinator Emily Irvine, Special Project Coordinator Parvathi Nampoothiri, Senior Manager, Urban Design Richard Fournier, Senior Manager, Parks & Open Space Development Lawrence Yip, Senior Planner, Urban Design Maggie Cheung-Madar, Assistant City Solicitor Alice Lam, Acting Commissioner of Community Services

Alternate formats for this document are available upon request

---

## 1. CALL TO ORDER

The Special Development Services Committee convened at 2:05 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. DEPUTATIONS**

Deputations were heard with the respective item.

### **4. COMMUNICATIONS**

The communications were received with the respective item.

### **5. PRESENTATION**

#### **5.1 CITY OF MARKHAM PARKLAND ACQUISITION STUDY - PARKS PLAN, PARKLAND ACQUISITION STRATEGY AND PARKLAND DEDICATION BY-LAW (10.0)**

Arvin Prasad, Commissioner of Development Services, advised that this item provides Council with a summary of the City of Markham Parks Plan, and the City of Markham Parkland Acquisition Strategy. The study aims to balance parkland needs and associated costs to support growth and development up to 2031. Staff have engaged the development industry and representatives from BiLD to resolve many of the industries' concerns related to this work. The new Parkland Dedication By-Law is required to be approved by the provincial deadline of September 18, 2022. The by-law will be brought forward to Council on September 13<sup>th</sup>, 2022. The by-law will be used by City staff and the development industry to determine parkland dedication and or cash-in-lieu of parkland requirements as part of the development application process once approved by Council. The City of Markham Parks Plan will provide the City with a roadmap for future parkland acquisition to meet the needs of growing communities in Markham.

Parvathi Nampoothiri, Senior Manager, Urban Design, provided an overview of the agenda, and thanked staff from Finance, Policy, Legal, Development

Planning, Real Property, Urban Design and Parks Planning for their valuable input throughout the study.

Ron Palmer, The Planning Partnership, presented a summary of the Parks Plan.

Adam Mattison, Hemson Consulting Ltd., advised how the feedback from the Development Services Committee was used to refine the policy and establish the new Parkland Dedication By-Law.

Lawrence Yip, Project Manager, Parkland Acquisition Study, provided a brief overview of the key components of the new Parkland Dedication By-Law.

The following deputations were made on the proposed development:

Maria Gatzios, Gatzios Planning + Development Consults Inc., spoke on behalf of subdivision developers, questioning if and how the new by-law will apply to Section 51 of *The Planning Act*. Ms. Gatzios asked the following questions: 1) if all new Section 51 approvals will continue to include parkland conditions, whether it be by providing land, cash-in-lieu or a combination of the two? And 2) Clarification of how the new Parkland Dedication By-law relates to low-rise subdivisions. Ms. Gatzios also pointed out possible implementation issues.

Evelin Ellison, Ward One (South) Thornhill Residents Association, spoke of the importance of parks to the physical and mental wellbeing of residents. Ms. Ellison suggested that it was unfair to the future residents of Langstaff to have less parkland in their community due to its proposed high density. Ms. Ellison further noted that residents living in affordable housing may need greater parkland, as they may not have the financial means to participate in paid recreational activities. Ms. Ellison encouraged Council to think of the environmental consequences of reducing the amount of parkland required in urban areas where greater density is permitted.

The Committee provided the following feedback on the Parkland Acquisition Strategy:

- Questioned how far parkland would be permitted from the development site when not being provided on the development site;
- Noted the need to balance the City getting the same amount of parkland as in past with being fair to developers;
- Questioned when the new rate would be applied versus the current rate;
- Questioned if staff were undertaking additional work on strata parks;

- Asked staff to provide further clarification on the calculations of the parkland cash-in-lieu outside of the meeting.

The Consultant and Staff provided the following responses to inquiries from the Committee and the public:

Mr. Mattinson suggested that the cash-in-lieu shortfall will need to be addressed via grants, donations, the tax base, or through other municipal funding sources.

Mr. Mattinson advised that parks located outside of a development site will ideally be within 500 metres of the proposed development, but noted that this may not always be possible as it will also depend on where municipal land is available. Mr. Mattinson explained that that term “blue sky” refers to the optimal amount of parkland or cash-in-lieu of parkland the City could achieve without any constraints.

Mr. Prasad confirmed that staff will be undertaking additional work on strata parks. Mr. Prasad advised that the new Parkland Dedication By-Law and its implementation can be discussed at an upcoming BiLD meeting.

Ms. Nampoothiri clarified that the new Parkland Dedication By-Law will apply to mid and high-rise developments. Ms. Nampoothiri noted that there will be no changes to the parkland dedication rate for low-rise developments.

Claudia Storto, City Solicitor and Director of Human Resources, noted that the only difference for low-rise subdivisions is that the value of land will be determined when the site plan is approved rather than on the day the building permit is issued. Ms. Storto noted that City will not re-open subdivision agreements if the parkland dedication rate has already been agreed upon.

Moved by Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. **That the deputations by Maria Gatzios, Gatzios Planning, and Evelin Ellison, Ward One (South) Thornhill Resident Inc. regarding the City of Markham - Parkland Acquisition Strategy Study, be received; and,**
2. **That the written submissions by BiLD, and Jeffrey Streisfield, Land Law, regarding the City of Markham - Parkland Acquisition Strategy Study be received; and,**
3. That the report entitled, “City of Markham - Parkland Acquisition Strategy Study - Staff Recommendation Report”, be received; and,
4. That the “City of Markham – Parks Plan” be endorsed; and,

5. That the “City of Markham – Parkland Acquisition Strategy Report” be endorsed; and,
6. That the “City of Markham – New Parkland Dedication By-law” be endorsed; and,
7. That a copy of this report be forwarded to York Region; and,
8. That these recommendations, including the implementing by-law, be forwarded to the September 13th, 2022 Council meeting for adoption; and further,
9. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6. ADJOURNMENT**

The Special Development Services Committee adjourned at 3:21 PM.