

## Special Development Services Committee Minutes

**Meeting Number: 27**  
**December 4, 2023, 10:00 AM - 3:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Darryl Lyons, Deputy Director, Planning & Urban Design
	Arvin Prasad, Commissioner, Development Services	Frank Clarizio, Director, Engineering
	Trinela Cane, Commissioner, Corporate Services	Stephanie DiPerna, Director, Building Standards
	Morgan Jones, Commissioner, Community Services	Chris Rickett, Director, Economic Development, Culture and Entrepreneurship
	Claudia Storto, City Solicitor and Director of Human Resources	Mark Visser, Senior Manager, Financial Strategy & Investments
	Joseph Silva, Treasurer	John Yeh, Manager, Strategy & Innovation
	Giulio Cescato, Director of Planning & Urban Design	Erica Alligood, Election / Committee Coordinator

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### 1. CALL TO ORDER

The Special Development Services Committee convened at 10:01 AM with Regional Councillor Jim Jones in the Chair.

Councillor Amanda Collucci arrived to the meeting at 10:24 AM.

## **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 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. COMMUNICATIONS**

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the communication from Kagan Shastri DeMelo Winer Park LLP, submitted on behalf of BILD, be received.

**Carried**

### **4. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

#### **4.1 2024 DEVELOPMENT FEE, BUILDING, AND CITY-WIDE FEE BY-LAWS (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced this item, advising that the purpose is to provide an overview of the results of the Development Application Fees study and requests amendments to Development Fee and City-wide Fee By-laws to implement recommendations from the study. Commissioner Prasad advised that the report also includes amendments and increases proposed to the Building By-law and would be brought forth to a Development Services Public meeting on December 5, 2023. Commissioner Prasad reminded the Committee of the presentation made by Hemson Consulting at the October 31st Development Services Committee meeting about the study, which provided an overview of fee changes which would result in full cost-recovery for development applications. Commissioner Prasad thanked Staff for their work on this study, noting that it was a collaborative effort across the organization. Commissioner Prasad introduced Frank Clarizio to deliver a presentation.

Frank Clarizio, Director, Engineering, delivered a presentation.

The Committee provided the following feedback:

- Asked for clarification on whether the City has a revenue shortfall and why. Director Clarizio clarified that there has not been a loss in revenue, but that the goal is to ensure that the City is recovering the full cost of services. Director Clarizio advised that in 2016 and 2017, it was identified that fees were not sufficient to cover services being provided, resulting in a deficit. Director Clarizio clarified that the current aim is to correct the fee structure model to ensure the City is accepting appropriate fees, which would be more in line with other municipalities.
- Inquired about how much money would be needed in the reserve fund to cover a shortfall. Director Clarizio noted that while there could be a downturn in development applications, he does not anticipate needing the reserve fund to offset any downturn. Commissioner Prasad added that Council has put in place conditions for sustained and significant continued development with sustainable revenue and expenditures.
- Expressed concerns with proceeding with the recommendation until Staff has met with BILD to address concerns brought forth through their written submission.
- Asked about the meaning of "capping" with respect to development applications. Director Clarizio clarified that capping refers to the number of units, not related to engineering fees, noting that those are tiered fees.

Commissioner Prasad indicated that Planning Staff would endeavor to meet with BILD representatives ahead of the December 13th Council meeting.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the report and presentation titled "2024 Development Fee, Building, and City-Wide Fee By-laws" dated December 4, 2023 be received; and,
2. That the following motion from the December 4th Special Development Services Committee meeting be referred to the December 13th Council meeting.

**Carried**

The Committee had before them the following original recommendation which was not voted on at this time:

1. That the Report titled “2024 Development Fee, Building, and City-Wide Fee By-laws” dated December 4, 2023 be received; and,
2. That the amendment to By-law 211-83, as amended, “Tariff of Fees for the Processing of Planning Applications,” substantially in the form attached as Appendix ‘B’, be enacted; and,
3. That the amendment to By-law 2002-276, as amended "A by-law to impose fees or charges for services or activities provided or done by the City of Markham" substantially in the form attached as Appendix ‘C’, be enacted; and,
4. That the amendment to By-law 211-83, as amended, “Tariff of Fees for the Processing of Planning Applications,” substantially in the form attached as Appendix ‘D’, be enacted; and,
5. That the proposed amendments to the Building By-law be referred to the Development Services Committee Public Meeting to be held on December 5, 2023; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## **5. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT MATTERS**

### **5.1 MARKHAM ECONOMIC DEVELOPMENT AND CULTURE STRATEGY – 2023 TO 2027 (10.16)**

Arvin Prasad, Commissioner, Development Services, introduced this item as a presentation of the Markham Economic Development and Culture Strategy for 2023 to 2027. Commissioner Prasad expressed the importance of formalizing the strategy as the City recognizes the important role that arts and culture play in attracting talent into the community, with the ethos that investment attracts talent. Commissioner Prasad introduced the consulting teams from Deloitte and Nordicity, as well as important community partners in attendance to share their insights. Commissioner Prasad introduced Regional Councillor Alan Ho to provide further comments.

Regional Councillor Alan Ho, Chair, Economic Development, provided an introduction to the strategy and stressed its importance in the community.

Chris Rickett, Director, Economic Development, thanked his Team for their work on this strategy, and introduced the consulting team from Deloitte and Nordicity to deliver a presentation.

Paul Blais, Managing Director, Economic Advisory, Deloitte, Evelyn Paul, Manager, Deloitte, and Mila Decheff-Tweddle, Director, Nordicity delivered a presentation detailing the proposed strategy.

Avinash Persaud, deputant, Vice-President, Catalyst Hardware Initiative, ventureLAB, provided an overview of the organization's involvement in the Community and their investor network. Mr. Persaud detailed that the ventureLAB Team has attended several conferences focused on the semi-conductor industry and has provided thought-leadership to support hardware companies and assist in driving growth. Mr. Persaud commended the strategy for being well-aligned with what is upcoming in the industry. Mr. Persaud added that a study in 2019 indicated that for every semi-conductor professional, more than four jobs are generated, noting that the number is now closer to 5.7.

The Committee asked if the ventureLAB was one of the initiatives referenced in the strategy that requires further funding. Mr. Persaud advised that there are some initiatives that require additional funding, that may be in the scope of the current strategy, but that also require alignment from other levels of government.

The Committee asked if the City has the financial venture capital infrastructure and where the money comes from for start-ups, outside of accelerators and incubators. Mr. Persaud explained that there is a hard-tech investor network as part of ventureLAB which pulls together investors with hardware knowledge who understand the industry. Mr. Persaud advised that the formation of this network, in part, was to try to address the attraction of the US market, by building the investor network in Canada.

Shruti Ganapathy, deputant, Executive Director, Markham Arts Council, delivered a brief presentation, providing background on Markham Arts Council and their involvement in the preparation of the Markham Economic Development and Culture Strategy (2023 to 2027).

The Committee highlighted that Markham Arts Council is the only existing arts council in York Region, expressing concerns about the continuity of their operations. Ms. Ganapathy advised that many art councils had gone into receivership, with York Region Art Council moving to limited operations. Ms. Ganapathy advised that the Markham Arts Council needs a firmer structure to continue supporting the community. Director Rickett acknowledged that there are pressures within the Arts and Culture sector, noting that the City is always looking to better collaborate with partners such as the Markham Arts Council. Director Rickett confirmed that his Team would continue looking at how sponsorships can be packaged to result in more funding for various partners.

Chris Dudley, deputant, Seneca Polytechnic, advised that Seneca Polytechnic was the first post-secondary institution in the City, and the only polytechnic. Mr. Dudley advised that Seneca Polytechnic shares the focus of developing innovation, talent, and a strong workforce in the Community. Mr. Dudley advised that Seneca Polytechnic launched HELIX in 2014 to support the acceleration of new entrepreneurial ventures. Mr. Dudley expressed support for the strategy on behalf of Seneca Polytechnic, noting that they look forward to deepening partnership with the City through the strategy.

Jennifer MacLean, deputant, York University, expressed enthusiasm for the report and strategy. Ms. MacLean advised that construction of the Markham Campus of York University is underway, with campus beginning to open in September 2024 with an initial cohort of approximately 1000 students. Ms. MacLean advised that York University is currently running two programs out of the IBM building in Markham this year and expect to run 9 programs from the Markham campus in the first year. Ms. MacLean advised that the Bachelors Program in Digital Technology has a direct working component which will have a placement each year of the 4-year program, through which Markham companies could choose to hire students directly from this program. Ms. MacLean also highlighted YSpace, an entrepreneurship and innovation hub established in 2018, with the goal of supporting start-up companies. Ms. MacLean expressed enthusiasm for the City's continued partnership with York University.

Iain Dobson, deputant, delivered a deputation on the future of remote work and office space. Mr. Dobson explained that at the beginning of the pandemic he interviewed over 100 companies on remote work strategies, noting that very few companies were measuring remote work pre-pandemic. Mr. Dobson noted that even prior to the pandemic, office space was not 100% in use due to absences or vacations. Mr. Dobson encouraged the Committee to continue to understand the importance of workspaces, in spite of remote work, and the importance of retaining lands for office space and industry.

Doug Denby, deputant, expressed support for the powerful strategy and the Committee's willingness to implement new ideas.

Chris Collucci, deputant, President and CEO, Markham Board of Trade, explained the mission of the Board of Trade, noting that they are pleased to see a comprehensive plan being proposed. Mr. Collucci noted that the Markham Chamber of Commerce has 4 staff, fewer than Newmarket and Aurora. Mr. Collucci expressed his hope that the City will continue to support young professionals, particularly through a young professional accelerator. Mr. Collucci confirmed that the Board of Trade would continue to bring businesses together

throughout York Region and working with stakeholders. On behalf of the Board of Trade, Mr. Collucci expressed their enthusiasm for supporting the strategy moving forward.

The Committee provided the following feedback:

- Expressed the desire for further support of main streets within Markham, including Milliken, with the suggestion to create or convert an existing sub-committee to address the future of Milliken Main Street.
- Asked to clarify the 42% of total export mentioned in the presentation. Mr. Blais clarified that the 42% is the percentage of Markham's exports that are manufacturing.
- Inquired about further information on the Markham Innovation Exchange (MiX). Director Rickett confirmed that a report on the MiX would be coming early in 2024.
- Asked for any data on return on investment with respect to investing in an economic development strategy and the resources required. Director Rickett clarified that several of the initiatives within the strategy are already being done in some capacity and are affirmed by feedback from the community. Director Rickett confirmed that as the strategy is implemented, metrics would be built out for each piece to present the return on investment.
- Commented that as Markham is marketed as a great place to live, work, and play, arts and culture remain important aspects within the community.
- Encouraged Staff to continue to leverage resources and partnerships already in place and to explore events that bring individuals into the community and attract them to stay the day or entire weekend.

Moved by Regional Councillor Alan Ho

Seconded by Councillor Amanda Collucci

1. That the report entitled “Markham Economic Development and Culture Strategy – 2023 to 2027” and appendices be received; and,
2. **That the deputations from Avinash Persaud, Shruti Ganapathy, Chris Dudley, Jennifer MacLean, Iain Dobson, Doug Denby, and Chris Collucci at the December 4th Special Development Services Committee meeting be received; and,**
3. That the Markham Economic Development and Culture Strategy – 2023 to 2027 be approved; and further,

4. That City staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6. ADJOURNMENT**

Moved by Councillor Reid McAlpine

Seconded by Councillor Juanita Nathan

That the Development Services Committee adjourn at 12:34 PM.

**Carried**