

Development Services Committee Meeting Minutes

Meeting Number: 5
February 20, 2024, 9:00 AM - 3:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Bryan Frois, Manager of Executive Operations & Strategic Initiatives Giulio Cescato, Director of Planning & Urban Design	Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Acting Commissioner, Development Services Stephanie DiPerna, Director, Building Standards Regan Hutcheson, Manager, Heritage Evan Manning, Senior Planner, Heritage Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

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1. CALL TO ORDER

The Development Services Committee was called to order at 9:12 AM with Regional Councillor Jim Jones in the Chair.

Councillor Juanita Nathan arrived to the meeting at 9:16 AM.

Councillor Amanda Collucci arrived to the meeting at 9:25 AM.

The Committee recessed from 9:50 to 10:05 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. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JANUARY 23, 2024 (10.0)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

1. That the minutes of the Development Services Committee meeting held on January 23, 2024, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of staff:

Office of the Chief Administrative Officer (Legal Services)

Lisa Riegel, Assistant City Solicitor, Legal Services, 15 years

Community Services Commission

Anthony Cosentino, Labourer - Waterworks, Environmental Services, 10 years

Michael Dipasquale, Supervisor, Waste Management, Environmental Services, 10 years

Andrew Hopkins, Working Supervisor, Waterworks, Environmental Services, 5 years

Corporate Services Commission

Arthie Mahendran, Parking Control Administrator, Parking Control Administrator, 10 years

Development Services Commission

Carlo Santoro, Building Inspector II, Building Standards, 20 years
Janet Reid, Collections Coordinator, Economic Growth, Culture & Entrepreneurship, 15 years

4.2 HERITAGE WEEK 2024 (16.11)

Mayor Scarpitti provided an introduction to the commemorative presentation for Heritage Week, expressing the importance of heritage preservation to the City. Mayor Scarpitti advised the Committee that the Doors Open Markham event and encouraged residents to participate and visit heritage districts.

Councillor Karen Rea expressed the importance of Heritage Day and week, thanking Regan Hutcheson and Heritage Section Staff for the work they do to preserve heritage properties in the City.

Regan Hutcheson, Manager, Heritage, provided a presentation which provided an overview of the City's heritage preservation efforts over the last 35 years, the primary accomplishments of the Heritage Markham Committee and Heritage Division, and the value of heritage in the City of Markham.

The Committee proceeded to the Community flag pole to attend a flag raising of the Prince of Wales flag.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

1. That the Committee recess for the raising of the Prince of Wales flag; and,
2. That the presentation on Heritage Week 2024 be received.

Carried

5. DEPUTATIONS

Greg Sommer delivered a deputation on Item 8.4, as detailed with the respective item.
Chris Uchiyama delivered a deputation on Item 8.5, as detailed with the respective item.
Amanah Rahul delivered a deputation on Item 9.1, as detailed with the respective item.
Louis Olivera delivered a deputation on Item 10.1, as detailed with the respective item.

6. COMMUNICATIONS

6.1 COMMUNICATIONS - MARKHAM OFFICIAL PLAN REVIEW - WORK PLAN (10.3)

Note: Please refer to item 10.1 for staff report.

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Joe Li

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
 - Rosemarie Humphries, Humphries Planning Group Inc.
 - Mike Everard, Augusta National Inc.
 - Kaitlin Webber, MHBC Planning on behalf of TransCanada PipeLines Limited

Carried

6.2 COMMUNICATION - YONGE CORRIDOR SECONDARY PLAN PROJECT LAUNCH

Note: Please refer to item 9.1 for staff report.

Moved by Councillor Keith Irish
Seconded by Councillor Andrew Keyes

1. That the communication submitted by Weston Consulting providing comments regarding the above subject matter be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 THORNHILL SUB-COMMITTEE MINUTES – JANUARY 24, 2024 (10.0)

Moved by Regional Councillor Joe Li
Seconded by Councillor Keith Irish

1. That the minutes of the Thornhill Sub-Committee meeting held January 24, 2024, be received for information purposes.

Carried

8.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – NOVEMBER 13, 2023 (16.0)

Moved by Regional Councillor Joe Li
Seconded by Councillor Keith Irish

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held November 13, 2023, be received for information purposes.

Carried

8.3 DOORS OPEN MARKHAM 2024 ORGANIZING COMMITTEE MINUTES - OCTOBER 25 AND NOVEMBER 22, 2023 (16.0)

Moved by Regional Councillor Joe Li
Seconded by Councillor Keith Irish

1. That the minutes of the Doors Open Markham 2024 Organizing Committee held October 25 and November 22, 2023, be received for information purposes.

Carried

8.4 RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE VII (16.11.3)

Greg Sommer, deputant and resident of 46 Timberhill Crescent, expressed his understanding of the significance of heritage homes in the City and his intention to ensure that the street view, structure, and integrity of his home is maintained and remains unaltered. Mr. Sommer expressed his hope that his home is not designated as he wishes to maintain a low profile and does not wish to increase the value of his home due to designation.

The Committee asked to clarify the consequences of not designating a property.

Regan Hutcheson, Manager, Heritage, noted that without designating the property, the property would fall off the register and Heritage Section Staff would not be notified of future demolition applications or major permit applications made by any future owners.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

1. That the Staff report, dated February 20, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VII", be received; and,
2. **That the deputation from Greg Sommer made at the February 20, 2024 Development Services Committee be received; and,**
3. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information:
 - 7855 Highway 7 East (Ward 5): "Nighswander-Topper House"; and,
 - 10762 McCowan Road (Ward 6): "Peach's United Church"; and,
 - 4075 Elgin Mills Road East (Ward 6): "Summerfeldt-Toole House"; and,
 - 5060 Elgin Mills Road East (Ward 6): "John Peach House"; and,
 - 5650 Fourteenth Avenue (Ward 7): "Schoolhouse School Section"; and,
 - 46 Timbermill Crescent (Ward 4): "Jacob Wismer House"; and,
4. That Council state its intention to designate 7855 Highway 7 East (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 10762 McCowan Road (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 4075 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
7. That Council state its intention to designate 5060 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
8. That Council state its intention to designate 5650 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,

9. That Council state its intention to designate 46 Timbermill Crescent (Ward 4) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
10. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
11. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration; and further,
12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 RECOMMENDATION REPORT, OBJECTIONS TO NOTICES OF INTENTION TO DESIGNATE – PHASE V PROPERTIES (16.11.3)

Chris Uchiyama, deputant, representing 10737 Victoria Square Blvd, shared the location, advising that it is part of a proposal for a 1.5-storey building, located to the south of the current location. Ms. Uchiyama requested that this item be deferred to allow for more time to allow for further dialogue with Staff, as Heritage Section Staff have been generally supportive of relocation of the heritage building as part of the proposal.

Moved by Councillor Ritch Lau

Seconded by Councillor Karen Rea

1. That the Staff report, dated February 20, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase V Properties", be received; and,
2. **That the deputation from Chris Uchiyama made at the February 20, 2024 Development Services Committee be received; and,**
3. That the written objection to designation under the *Ontario Heritage Act* as submitted on behalf of the property owner of 10737 Victoria Square Blvd (Ward 2), be received as information; and,
4. That Council affirm its intention to designate 10737 Victoria Square (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,

5. That the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
6. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the *Ontario Heritage Act*; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS

9.1 YONGE CORRIDOR SECONDARY PLAN PROJECT LAUNCH (10.4)

Frank Clarizio, Acting Commissioner, Development Services, introduced this item as an overview of the project and approach for the Yonge Corridor Secondary Plan. Acting Commissioner Clarizio introduced Melanie Hare to deliver a presentation.

Melanie Hare, Partner, Urban Strategies, delivered a presentation.

Amanah Rahal, Weston Consulting, deputant, advised that they are looking for inclusion of the property they represent, 11 Glen Cameron Road, in the Yonge Corridor Secondary Plan and would like further information on the overall process.

The Committee asked if the letter from Weston Consulting was acknowledged and why 11 Glen Cameron Road was not included.

Darryl Lyons, Deputy Director, Planning & Urban Design, confirmed that the letter was acknowledged, noting that he would look into it further to determine the exact response. Mr. Lyons advised that the lands in question are located within an employment area which would be required to go through a municipal review at the Regional level to accommodate non-employment uses. Mr. Lyons noted that through the review, the secondary plan boundary would be further investigated and determined. Mr. Lyons further clarified that 11 Glen Cameron Road is currently included in the study area, but not in the preliminary secondary plan area.

The Committee provided the following feedback:

- Asked what smart cities and a complete community mean in the context of the secondary plan. Ms. Hare advised that smart city refers to what

technological advancements and connectivity can be explored through the secondary plan, noting that there is a national expert on smart cities on the Urban Strategies team. Ms. Hare explained that complete communities is a widely used planning term but, in her opinion, is an effort to ensure that there are accessible amenities and open space facilities, presenting opportunities to both work and live in a community.

- Expressed support for the inclusion of both sides of Yonge Street in the study area, asking how the City of Vaughan and City of Toronto would be engaged. Ms. Hare advised that generally, the team would be looking at opportunities for connectivity, particularly with respect to the adjacency to the subway stations. Ms. Hare advised that the team would also look to understand the amount of upcoming growth and the implications to servicing infrastructure. Mr. Lyons advised that City Staff would have active meetings with the City of Vaughan and Toronto, noting that meetings are already taking place with respect to the Yonge North Subway Extension, and that Staff would remain connected to understand what is being built and what is proposed.
- Expressed general support for intensification along subway routes but emphasized that other community needs such as doctor's offices, grocery stores, and other amenities also need to be provided for to ensure that the quality of life and needs of existing and new residents to the area are respected.
- Expressed support for the heritage district not being included but concern with the orientation between two subway stations, asking if the Major Transit Station Area circles overlap into the heritage district. Mr. Lyons clarified that the York Region Official Plan includes defined polygons which are not perfect circles and as such do not go into the heritage districts. Mr. Lyons advised that as part of the scope of work, the consultant will look at adjacencies to ensure compatibility and that applicable policies are upheld.
- Asked if the timeline for a final recommendation by the end of 2025 was as expedited as possible. Giulio Cescato, Director, Planning & Urban Design, expressed understanding that the community has been waiting for the completed secondary plan, noting that the proposed timeline is as aggressive as possible considering the complex work involved and need to understand engineering constraints.
- Asked if the Dudley Avenue extension would be a part of the study, expressing the importance of that connection. Mr. Lyons confirmed that

work being undertaken will look at the Dudley Avenue extension and appropriate road fabric.

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the presentation titled “Yonge Corridor Secondary Plan Project Launch” be received; and further,
2. **That the deputation from Amanah Rahul made at the February 20, 2024, Development Services Committee be received; and,**
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

10.1 MARKHAM OFFICIAL PLAN REVIEW - WORK PLAN (10.3)

Frank Clarizio, Acting Commissioner, Development Services, provided an introduction to this item as an overview of the work plan for the Official Plan Review. Acting Commissioner Clarizio advised that Markham's Official Plan was approved in 2014 and an updated Official Plan is required to conform to the York Region Official Plan. Acting Commissioner Clarizio introduced Andria Sallese to deliver a presentation.

Andria Sallese, Senior Planner, Policy, delivered a presentation.

Louis Olivera, deputant representing Aileen-Willowbrook Residents Association (AWRA), provided initial feedback on the Official Plan process, noting his appreciation for the public engagement and communication approach. Mr. Olivera expressed support for adopting a clear focus on complete communities when establishing the Official Plan and expressed AWRA's eagerness to engage as part of the process.

The Committee provided the following feedback:

- Asked if a version of the Official Plan showing changes from amendments could be available to support the review to show what was formerly included and what has changed. Ms. Sallese noted that most municipalities do have a track change version posted online to outline what has been deleted or amended. That is one way we can build

transparency into the process and make it easier to understand what has changed through the official plan review.

- Asked if there are any ongoing appeals remaining for the 2014 Official Plan. Claudia Storto, City Solicitor, advised that there are remaining appeals which are scoped and site specific. Ms. Storto advised that a resolution will likely come once development for those sites are proposed or finalized.
- Expressed support for the public engagement plan and the hope that a set of resources will be developed with respect to education, noting that any resources developed could be applied to future secondary plans and other concepts.
- Asked if written communications circulated to Committee are resolved by Staff on an ongoing basis. Director Cescato advised that written submissions preserve an individual's right to appeal which is why they must be on the record. Director Cescato noted that Staff will hold working group sessions with property owners to try to resolve issues and concerns as well. Director Cescato advised that in the future a memo outlining response to the written submissions could be considered, noting that there is not always enough time for response or preparation prior to a Committee meeting.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Joe Li

1. That the report dated February 20, 2024, titled “Markham Official Plan Review – Work Plan” be received; and further,
2. **That the deputation by Louis Olivera made to the February 20, 2024, Development Services Committee be received; and,**
3. That staff be directed to host a special meeting in Q2 2024 in accordance with Section 26(3)(b) of the *Planning Act* to discuss the revisions that may be required to the official plan.

Carried

11. MOTIONS

11.1 MOTION - CONVENTION CENTRE FEASIBILITY STUDY

Moved by Mayor Frank Scarpitti

Seconded by Councillor Andrew Keyes

1. That Staff be directed to prepare a feasibility study for a convention centre in the City of Markham; and,
2. That the funds collected from the Municipal Accommodation Tax be used for the feasibility study; and further,
3. That Staff report back to a future Development Services Committee on the parameters of the study.

Carried

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new business.

14. ANNOUNCEMENTS

Mayor Scarpitti advised that at the 2024 Budget Public Meeting there was a request to increase funding for heritage grants, which had not been increased for a number of years. Mayor Scarpitti announced that in a response to the feedback, the amounts previously allocated to heritage grants would be doubled.

15. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 11:48 PM.

Carried