



Development Services Committee Minutes

May 14, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 9

All Members of Council

Development Services Issues

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Growth, Culture & Entrepreneurship Issues

Chair: Councillor Alex Chiu
Vice-Chair: Councillor Alan Ho

Transportation and Engineering Capital Projects Issues

Chair: Regional Councillor Joe Li
Vice-Chair: Regional Councillor Nirmala Armstrong

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell(left at 5:03pm)
Councillor Amanda Collucci(arrived at 9:52am and left at 4:39pm)
Councillor Logan Kanapathi(left at 5:03pm)
Councillor Alex Chiu(left at 5:03pm)

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Christopher Alexander,
Ron, Blake, Senior Development Manager
Ronji Borooah, City Architect
Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Geoff Day, Senior Planner, Zoning & Special Projects
Adam Grant, Deputy Fire Chief
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Director of Engineering
Brad Roberts, Manager, Zoning and Special Projects
Mark Visser, Senior Manager, Financial Strategy & Investments
Alida Tari, Acting Manager, Access and Privacy

The Development Services Committee convened at the hour of 9:03 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Don Hamilton assumed the Chair at 3:22 p.m. and Regional Councillor Jim Jones reassumed the Chair at 4:14p.m.Councillor Alex Chiu assumed the Chair for Economic Growth, Culture & Entrepreneurship items, No.19. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects items, Nos.12, 13 and 20.

Development Services Committee recessed at 11:09 a.m. and reconvened at 11:27 a.m.
Development Services Committee recessed at 1:35 p.m. and reconvened at 2:33 p.m.
Development Services Committee recessed at 5:03 p.m. and reconvened at 5:18 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- April 30, 2018 (10.0)
[Minutes](#)

Moved by Councillor Alex Chiu
Seconded by Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held April 30, 2018, be confirmed.

Carried

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- May 8, 2018 (10.0)
[Minutes](#)

Moved by Councillor Alex Chiu
Seconded by Councillor Logan Kanapathi

That the minutes of the Development Services Public Meeting held May 8, 2018, be confirmed.

Carried

3. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Stuart Wardle, Waterworks Operator II, Environmental Services, 30 years
Stephen Squires, Sign Technician, Operations - Roads, 25 years
Stephen Willdig, Building Inspector II, Building Standards, 20 years
George McLellan, Facility Operator III, Angus Glen C.C., Recreation Services, 20 years
Murray Boyce, Senior Project Coordinator, Planning & Urban Design, 15 years
Scott Grieve, Supervisor, Parks Operations, Operations - Parks, 10 years
Peter Englezakos, Supervisor, Fleet and Supplies, Operations - Fleet & Supplies, 10 years
John Puopolo, Facility Operator II, Milliken Mills C.C., Recreation Services, 10 years

Roseller Corcuera, Waterworks Technician, Environmental Services, 10 years
Arian Agahi, Provincial Offences Officer I, Legislative Services - By-laws, 5 years
Jonathan Angrove, Truck Driver, Operations - Roads, 5 years
John Blandizzi, Facility Operator II, Cornell C.C., Recreation Services, 5 years
Derek Bonk, Facility Operator II, Thornhill C.C., Recreation Services, 5 years
Samina Mehar, Senior Project Manager, Utilities & Survey, Environmental Services, 5 years

COMMUNICATIONS

There were no communications.

PETITIONS

There were no petitions.

4. FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES - April 4, 2018 (16.0) [Minutes](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

That the minutes of the Friends of the Markham Museum Board meeting held April 4, 2018, be received for information purposes.

Carried

5. HISTORIC UNIONVILLE COMMUNITY VISION COMMITTEE MINUTES - November 15, 2017, February 28, 2018 and March 21, 2018 (10.0) [Nov. 15](#) [Feb. 28](#) [Mar. 21](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

That the minutes of the Historic Unionville Community Vision Committee meetings held November 15, 2017, February 28, 2018 and March 21, 2018, be received for information purposes.

Carried

**6. MAIN STREET MARKHAM COMMITTEE MINUTES
- November 15, 2017 (16.0)**

[Minutes](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

That the minutes of the Main Street Markham Committee meeting held November 15, 2017, be received for information purposes.

Carried

**7. VARLEY-MCKAY ART FOUNDATION
OF MARKHAM MINUTES
- February 12, 2018 (16.0)**

[Minutes](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

That the minutes of the Varley-McKay Art Foundation of Markham meeting held February 12, 2018, be received for information purposes.

Carried

**8. PRELIMINARY REPORT
HCN-REVERA (GLYNNWOOD) INC.,
C/O THE PLANNING PARTNERSHIP
ZONING BY-LAW AMENDMENT TO PERMIT
AN 8 STOREY EXPANSION TO THE EXISTING
RETIREMENT RESIDENCE FACILITY
AT 7700 BAYVIEW AVENUE, (WARD 1)
FILE NOS. ZA 17 138727 AND SC 18 138727 (10.5)**

[Report](#)

There was brief discussion regarding some of the issues related to this proposal.

Moved by Councillor Valerie Burke

Seconded by Deputy Mayor Jack Heath

- 1) That the report titled “PRELIMINARY REPORT, HCN-Revera (Glynnwood) Inc., C/O The Planning Partnership, Zoning By-law Amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue, (Ward 1), File Nos. ZA 17 138727 and SC 18 138727” be received.

Carried

**9. ACCEPTANCE FOR MAINTENANCE
OF PLANS OF SUBDIVISION
REGISTERED PLAN NUMBERS:
65M-4094, 65M-4375, 65M-4427, 65M-4468,
65M-4218, 65M-4294 (WARDS 3, 5 AND 6) (10.7)
[Report](#)**

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-4094, 65M-4375, 65M-4427, 65M-4468, 65M-4218, 65M-4294” be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4094, 65M-4375, 65M-4427, 65M-4468, 65M-4218, 65M-4294, be Accepted for Maintenance; and,
- 3) That the Acceptance for Maintenance Period commence as of February 01, 2018, which is the date the subdivisions were eligible for acceptance; and,
- 4) That the Community Services Commission accept the responsibility for operating and maintaining the municipal infrastructure within the subdivisions as part of the City’s asset; and,
- 5) That future operating budgets be adjusted to include the operations and maintenance of the above subdivisions; and,
- 6) That by-laws as shown on Attachment ‘G’, be enacted by Council to establish each of the roads within the subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment ‘H’, to amend Schedule ‘12’ of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be enacted; and,
- 8) That the by-law as shown on Attachment ‘I’, to amend Schedule ‘A’ of the Speed By-law #2017-104, by including a maximum speed of 40 kilometers per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment ‘J’, to amend Schedule ‘B’ of the Speed By-law #2017-104, by including a maximum speed of 50 kilometers per hour for the streets indicated, be enacted; and,
- 10) That the by-law as shown on Attachment ‘K’, to amend Schedule ‘C’ of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,

- 11) That the by-law as shown on Attachment ‘L’, to amend Schedule ‘D’ of the Parking of Vehicles By-law #2005-188, by including parking for a restricted period on the streets indicated, be enacted; and,
- 12) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the final two year Acceptance for Maintenance Period have been completed; and further,
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**10. PRELIMINARY REPORT
F.J. HOMES LIMITED
PROPOSED ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION 19TM-17007
TO PERMIT 15 SINGLE DETACHED DWELLINGS
SOUTH-WEST CORNER OF ROY RAINEY AVENUE
AND COUNTRY RIDGE DRIVE, WARD 4
FILES ZA/SU 17 155326 (10.5, 10.7)**

[Report](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, F.J. Homes Ltd., Proposed Zoning By-law Amendment and Draft Plan of Subdivision 19TM-17007 to permit 15 single detached dwellings, South-west corner of Roy Rainey Avenue and Country Ridge Drive, Ward 4, Files ZA/SU 17 155326”, be received.

Carried

**11. REMOVAL OF PROPERTIES FROM THE
MARKHAM REGISTER OF PROPERTY OF
CULTURAL HERITAGE VALUE OR INTEREST (16.11)**

[Report](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

- 1) That the staff report entitled “Removal of Properties from the Markham Register of Property of Cultural Heritage Value or Interest”, dated May 14, 2018, be received; and,

- 2) That the following properties formerly located within the Buttonville Heritage Study Area, but not included in the approved Buttonville Heritage Conservation District, be removed from the Markham Register of Property of Cultural Heritage Value or Interest:
 - a. 9181 Woodbine Avenue
 - b. 9191 Woodbine Avenue
 - c. 9201 Woodbine Avenue
 - d. 9211 Woodbine Avenue
 - e. 8 Chapel Place
- 3) That the property identified as 7715 Woodbine Avenue be removed from the Markham Register of Property of Cultural Heritage Value or Interest as it is an incorrect entry; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**12. SMART COMMUTE MARKHAM, RICHMOND HILL
2017 OVERVIEW FOR CITY OF MARKHAM (5.10)
[Presentation](#)**

Brian Lee, Director of Engineering addressed the Committee and provided some opening remarks relative to Smart Commute Markham, Richmond Hill.

Wincy Tsang, Manager, Smart Commute Markham, Richmond Hill Transportation Management Association (TMA) delivered a PowerPoint presentation providing highlights of 2017 and plans for 2018 for Smart Commute Markham, Richmond Hill.

The Committee suggested that in future presentations to include the figures relative to the reduction in green house gases.

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Nirmala Armstrong

- 1) That the presentation provided by Wincy Tsang, Manager, Smart Commute Markham, Richmond Hill Transportation Management Association (TMA) entitled “Smart Commute Markham, Richmond Hill Presentation”, at the May 14th, 2018 Development Services Committee, be received; and,
- 2) That staff be authorized to issue a purchase order to Smart Commute Markham, Richmond Hill for the amount of \$75,000; and,

- 3) That the Regional Municipality of York, the Town of Richmond Hill and Smart Commute Markham, Richmond Hill be advised accordingly; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

**13. CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE (CPAC)
2017 REVIEW & 2018 BUSINESS PLAN (6.3)**
[Presentation](#)

Barry Nelson addressed the Committee regarding segregated bicycle lanes and spoke of the importance of having the infrastructure maintained and cleared of snow, debris, etc.

David Rawcliff, Chair of Cycling & Pedestrian Advisory Committee addressed the Committee and provided some opening remarks.

Peter Miasek, Vice-Chair, Cycling & Pedestrian Advisory Committee (CPAC) delivered a PowerPoint presentation regarding 2017 Review and 2018 Business Plan for CPAC.

There was discussion regarding whether the bicycle infrastructure could be used more efficiently.

The Committee briefly discussed the pedestrian fatalities.

It was suggested that the Committee consider advocating for a pedestrian crossing from the Rouge National Park Trail across 16th Avenue and consider requesting it as part of the Environmental Assessment for 16th Avenue.

There was discussion suggesting that the composition of the Committee be amended in the future to include a Regional Councillor as an appointed Committee member.

David Butterworth addressed the Committee regarding CPAC suggesting that the Committee consider the following ideas to increase bicycle ridership throughout the City: close parts of municipal street network to vehicle traffic on Sundays to only permit cyclists; encourage schools to include bicycle proficiency tests as part of the curriculum.

Doug Denby addressed the Committee regarding segregated bicycle lanes and spoke in support.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Alan Ho

That the presentation provided by Peter Miasek, Vice-Chair, Cycling & Pedestrian Advisory Committee entitled “Cycling and Pedestrian Advisory Committee (CPAC) – 2017 Review & 2018 Business Plan” be received.

Carried

14. APPLICANT PRESENTATION
1771107 ONTARIO INC. (TIMES GROUP INC.)
BLOCK 3, PLAN 65M-4395
SOUTH-EAST CORNER OF HIGHWAY 7 AND VERDALE CROSSING
APPLICATION FOR SITE PLAN APPROVAL FOR A
CONDOMINIUM APARTMENT DEVELOPMENT IN THE TIMES GROUP’S
UPTOWN MARKHAM DEVELOPMENT. WARD 3
FILE NO. SC 17 176362 (10.6)

[Report](#)

Peter Miasek, Unionville Residents Association addressed the Committee regarding the application from 1771107 Ontario Inc. (Times Group Inc.) Block 3, Plan 65M-4395 and stated concerns. He suggested that this application be put on hold until the completion of the Markham Centre Secondary Plan.

Christine Bergauer-Free addressed the Committee with respect to the application from 1771107 Ontario Inc. (Times Group Inc.) Block 3, Plan 65M-4395 and stated concerns. She does not support the increase in building heights, and believes that the current transit and infrastructure is insufficient for this development.

Reid McAlpine addressed the Committee regarding the application from 1771107 Ontario Inc. (Times Group Inc.) Block 3, Plan 65M-4395 and stated concerns.

Ron Blake, Senior Development Manager addressed the Committee and provided some opening remarks relative to the application for site plan from 1771107 Ontario Inc. (Times Group Inc.) Block 3, Plan 65M-4395.

Lincoln Lo, on behalf of Times Group addressed the Committee and provide some background information relative to the 1771107 Ontario Inc. (Times Group Inc.) Block 3, Plan 65M-4395 proposed site plan application.

David Butterworth, Kirkor Architects delivered a PowerPoint presentation regarding Markham Uptown Block 3 within Markham Centre.

There was discussion regarding whether this application should be deferred until the Secondary Plan for Markham Centre has been finalized and endorsed.

The Committee discussed the required approval from Transport Canada for the proposed height, and staff confirmed that there will be a holding provision pending the approval.

There was discussion regarding the future extension of Rougeside Promenade, and the extension of Enterprise Drive to Cederland Drive.

Moved by Regional Councillor Nirmala Armstrong

Seconded by Mayor Frank Scarpitti

- 1) That the staff report dated May 14, 2018 titled “APPLICANT PRESENTATION, 1771107 Ontario Inc. (Times Group Inc.), Block 3, plan 65M-4395, South-east corner of Highway 7 and Verdale Crossing, Application for site plan approval for a condominium apartment development in the Times Group’s Uptown Markham development. Ward 3, File No. SC 17 176362;” be received; and,
- 2) That the presentation by representatives of 1771107 Ontario Inc. (Times Group Inc.) be received; and,
- 3) That the application be endorsed, in principle; and,
- 4) That staff be directed to work with the applicant’s design team to refine the site plan and elevations to the satisfaction of the Director of Planning and Urban Design, prior to final site plan approval; and,
- 5) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the signed the site plan “approved”) when the following conditions have been met:
 - The zoning by-law amendment permitting the proposed development has come into force.
 - The Toronto/Buttonville Airport Zoning Regulations (SOR/88-148) have been repealed and the height restriction provided for in section 4 therein are no longer in force and effect in respect of the subject lands
 - The Trustee for the Markham Centre Landowners Group has advised the City in writing that that the Owner is in good standing with the Group and that the required servicing allocation for the proposed development is available and has been assigned to 1771107 Ontario Inc. (Times Group Inc.).
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘C’; and,
- 6) That servicing allocation for 1011 apartment units be assigned to the proposed development; and,
- 7) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,

- 8) That the Region of York be advised that servicing allocation for 1011 apartment units has been confirmed; and,
- 9) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**15. YORK UNIVERSITY DEVELOPMENT CORPORATION
APPLICATION FOR SITE PLAN APPROVAL - PHASE 1
YORK UNIVERSITY MARKHAM CENTRE CAMPUS
FILE NO: SC 17 180915
WARD: 3 (10.6) (10.6)
[Report](#)**

There was discussion regarding the proposed landscaping and how the landscaping will fit in with the Pan Am Centre, and future buildings.

The Committee discussed the importance of Metrolinx controlling the parking at the GO Station to ensure it is used by its patrons, and not the University students.

The Committee inquired about the land transfer between the City of Markham and York University, and staff confirmed that there will be a report at the May 22, 2018 General Committee meeting addressing this, and it was noted that the City is transferring the land for the use of a University and not any other use. It was suggested that staff include as part of the agreement that York University hook up to the Markham District Energy Inc (MDEI).

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the report dated May 14, 2018 pertaining to the site plan control application by York University Development Corporation for the first phase of it's Markham Centre Campus, File No: SC 17 180915, be received; and,
- 2) That the site plan application be endorsed in principle; and,
- 3) That final site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The subject lands have been conveyed to York University by the City;
 - Conditions attached as Appendix A; and,

- 4) That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and,
- 5) That the applicant continue to update Council regarding campus progress and the ongoing discussions related to matters such as public art; provision of transit service; construction management plan; arrangements related to the external parking lot; and, the interface between the University and Pan Am Centre; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**16. INFORMATION REPORT
APPLICATION FOR SITE PLAN APPROVAL
BY WOODBINE CACHET WEST INC.
TO PERMIT A 24,404.69 M² (262,689.89 FT²) WAREHOUSE
MANUFACTURING AND OFFICE BUILDING ON THE
SOUTH SIDE OF MAJOR MACKENZIE DRIVE, EAST OF HWY 404
350 HILLMOUNT ROAD WARD 2
FILE #: SC 18 228183 (10.6)
[Presentation](#) [Report](#)**

Ron Blake, Senior Development Manager addressed the Committee and summarized the details outlined in the report.

Tony Baldassara, Baldassara Architects delivered a PowerPoint presentation regarding the proposal.

The Committee discussed the following relative to the proposal by Woodbine Cachet West Inc.:

- Approximate number of jobs
- Site specific variances
- Technical issues to create one lot
- Solar panels to potentially be incorporated in the future
- Consider including milkweed plantings, native wild flowers as part of the landscaping
- Consider including all gender washrooms within the facility

Moved by Mayor Frank Scarpitti
Seconded by Councillor Alan Ho

- 1) That the report titled “INFORMATION REPORT Application for Site Plan Approval by Woodbine Cachet West Inc. to permit a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the south side of Major MacKenzie Drive, east of Hwy 404 - 350 Hillmount Road”, be received; and,

- 2) That the Site Plan Application submitted by Woodbine Cachet West Inc. to construct a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the south side of Major MacKenzie Drive, east of Hwy 404, within the Highway 404 North Planning District, be endorsed in principle, subject to conditions; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the plans; and,
- 4) That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**17. RECOMMENDATION REPORT:
PHASE 3A OF MARKHAM'S
NEW COMPREHENSIVE ZONING BY-LAW PROJECT
- ROOMING HOUSES, SHORT-TERM ACCOMMODATIONS
AND SECOND SUITES
FILE NO. PR 13 128340 (10.5)
[Presentation](#) [Report](#)**

Laura Galati, M.V.S.C Residents Association addressed the Committee regarding the staff recommendations relative to short term accommodations and spoke in opposition.

Doug Denby addressed the Committee regarding the zoning by-law relative to rooming houses, short-term accommodations and second suites and stated concerns.

Gary Liu addressed the Committee with respect to the zoning by-law relative to rooming houses, short-term accommodations and second suites and spoke in opposition.

Christine Bergauer-Free addressed the Committee regarding the zoning by-law relative to rooming houses, short-term accommodations and second suites and spoke in opposition. She believes that the definitions need to be clear especially for shared accommodations. Ms. Bergauer-Free is concerned with the lack of affordable housing within the City.

Demetris Bilkas addressed the Committee with respect to the zoning by-law relative to rooming houses, short-term accommodations and second suites and stated concerns.

Brad Roberts, Manager, Zoning and Special Projects delivered a PowerPoint presentation entitled Phase 3 Rooming Houses, Short Term Accommodations and Second Suites.

The Committee discussed the following relative to Rooming Houses:

- Ensure you differentiate between rooming house and short-term accommodation by using number of days
- Should it be based on number of people occupying or number of rooms being rented
- Ensure it does not include properties on window streets
- Need to include a minimum size of property and dwelling
- Do not permit in townhouses
- Can the City require the installation of a sprinkler system within the dwelling
- Do not permit them as of right

The Committee discussed the following relative to short-term accommodations:

- Can the proposed fines relative to the nuisance by-law be increased
- Importance of preserving and protecting existing communities
- Investigate a threshold of areas it could be viable
- Include a definition of time

Sam Orrico addressed the Committee regarding rooming houses, short-term accommodations and second suites and spoke in support.

Geoff Pine, Unionville Residents Association addressed the Committee relative to the rooming houses, short-term accommodations and second suites and spoke in support of the staff recommendations. He suggested that staff consider limiting the number of nights a short-term accommodation can be occupied. Mr. Pine believes that no more than two rooms should be available in any one property for short-term accommodations. He is concerned with the proposed fee structure regarding secondary suites.

The Committee discussed the following relative to second suites:

- Importance of having them properly planned with proper access
- Concerns with the proposed fee structure
- Investigate getting insurance companies involved
- Strong Communities through Affordable Housing Act, 2011 amended various sections of the Planning Act to facilitate the creation of second suite units

There was discussion regarding Charter Challenge on rights.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Nirmala Armstrong

**

- 1) That the report dated May 14, 2018 titled, “RECOMMENDATION REPORT: Phase 3A of Markham’s New Comprehensive Zoning Bylaw Project – Rooming Houses and Short-Term Accommodations and Second Suites – File No. PR 13 128340” be received; and,
- 2) That the Draft Zoning By-law **to define** Rooming Houses attached as Appendix ‘A’ be finalized and enacted without further notice; and,
- 3) That the proposed modifications to the 2014 City of Markham Official Plan to define and **adopt the criteria as amended to remove the reference to townhouses for** Rooming Houses be finalized and adopted without further notice; and,

- 4) That the proposed modifications to the 2014 City of Markham Official Plan attached as Appendix 'B', as amended only **to define** Short-term Accommodations be finalized and adopted without further notice; and,
- 5) That the Draft Licensing By-law for Short-term Accommodations attached as Appendix 'C' be **denied**; and,
- 6) That the Draft Public Nuisance By-law attached as Appendix 'D' be **approved in principle** and enacted **as soon as possible** without further notice; and,
- 7) That a Zoning By-law **only to define** Short-term Accommodations attached be finalized and enacted without further notice; and,
- 8) That the Draft Registration By-law for Second Suites attached as Appendix 'F' be finalized and enacted without further notice; and,
- 9) That the Draft Zoning By-law to permit Second Suites attached as Appendix 'G' be **denied**; and,
- 10) That Council **deny** an increase in the Fire Department full-time complement, for the hiring of one additional Fire Prevention Officer and associated vehicle; and,
- 11) That the proposed fee increases and new fees **be referred to the May 29, 2018 Council** meeting as follows;

Department	Fee	Current	Proposed
Fire	Two Unit Residential Inspection Fee	\$339.50	\$1,800.00
	Two Unit Residential Registration Fee	<u>\$169.50</u>	<u>\$200.00</u>
		\$508.50	\$2,000.00
	Multiple Occupancy Residential Additional Re-inspection Fee	\$163.85/inspection	\$100.00/hour
By-Laws	Second Suite Property Inspection Fee	None	\$475.00
	Second Suite Additional Re-Inspection Fee	None	\$100.00/hour
By-Laws	Short-term Accommodation Company Fee	None	\$5,000.00 one-time fee per company +\$1/night booked
	Short-term Accommodation Licensing Fee	None	\$50.00/operator/year

- 12) That during the next Fee By-law update, the Building Department review and adjust their Accessory Apartment Fee as necessary, to achieve full administrative cost recovery, based on volume, in accordance with the Building Code Act **subject to Council decision of the fee schedule**; and,

- 13) That staff monitor the volumes and impacts of Second Suites and Short-term Accommodations and, if necessary, bring forward changes to staffing levels and/or fees to attempt to maintain full administrative cost recovery when deemed appropriate; and further,
- 14) That Staff be authorized to do all things necessary to give effect to this resolution.

Carried

** Amended by Council on May 29, 2018, as follows:

- 1) That the report dated May 14, 2018 titled, “RECOMMENDATION REPORT: Phase 3A of Markham’s New Comprehensive Zoning Bylaw Project – Rooming Houses and Short-Term Accommodations and Second Suites – File No. PR 13 128340” be received; and,
- 2) That the Draft Zoning By-law to define Rooming Houses attached to the Recommendation Report as Appendix ‘A’ be finalized and enacted without further notice; and,
- 3) That the proposed modifications to the 2014 City of Markham Official Plan to define and adopt the criteria as amended to remove the reference to townhouses for Rooming Houses be finalized and adopted without further notice; and,
- 4) That the proposed modifications to the 2014 City of Markham Official Plan attached to the Recommendation Report as Appendix ‘B’, and as amended to (a) define Short-term Accommodations; **and (b) amend the definition of Short-term Accommodation from 180 days to 60 days**, be finalized and adopted without further notice; and,
- 5) That the Draft Public Nuisance By-law attached as Appendix ‘D’ be approved and enacted without further notice; and,
- 6) That the Zoning By-law to define Short-term Accommodations attached to the Recommendation Report as Appendix ‘E’ be finalized and enacted without further notice; and,
- 7) That the Draft Registration By-law for Second Suites attached to the Recommendation Report as Appendix ‘F’ be finalized and enacted without further notice; and,
- 8) That the Draft Zoning By-law to permit Second Suites attached to the Recommendation Report as Appendix ‘G’ **not be approved**; and,

- 9) That the following proposed fee increases and new fees **be referred back to staff for review based on cost recovery**

Department	Fee	Current	Proposed
Fire	Two Unit Residential Inspection Fee	\$339.50	\$1,800.00
	Two Unit Residential Registration Fee	<u>\$169.50</u>	<u>\$200.00</u>
		\$508.50	\$2,000.00
	Multiple Occupancy Residential Additional Re-inspection Fee	\$163.85/inspection	\$100.00/hour
By-Laws	Second Suite Property Inspection Fee	None	\$475.00
	Second Suite Additional Re-Inspection Fee	None	\$100.00/hour
By-Laws	Short-term Accommodation Company Fee	None	\$5,000.00 one-time fee per company +\$1/night booked
	Short-term Accommodation Licensing Fee	None	\$50.00/operator/year

- 10) That Staff be authorized to do all things necessary to give effect to this resolution.

**18. ACCEPTANCE OF EXCESS SOIL
FOR PARK CONSTRUCTION (6.3)**
[Report](#)

There was discussion regarding the importance of ensuring that the soil is not contaminated.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Joe Li

- 1) That the report entitled “Acceptance of Excess Soil for Park Construction”, dated May 14, 2018, be received; and,
- 2) That the Director of Planning and Urban Design be authorized to execute agreements with land developers to permit excess soil from greenfield residential development sites to be delivered to City-owned lands and to be used for park construction purposes which shall include terms and conditions relating to compensation to the City, as well as appropriate environmental procedures, provided that the form and content of such agreement is acceptable to the City Solicitor and the Director of Engineering; and,
- 3) That the Director of Planning and Urban Design and Treasurer be authorized to negotiate the compensation payable by developers who enter into agreements with the City to transport excess soil on to City lands as described in Recommendation #2; and further,
- 4) **That staff be directed to report back semi-annually on the outcomes of this program; and**

- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

** Amended by Council on May 29, 2018 to add Clause 4.

**19. PUBLIC ART MASTER PLAN
TERMS OF REFERENCE (6.5)**

[Report](#)

Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship addressed the Committee and briefly summarized the details outlined in the report.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Logan Kanapathi

- 1) That the report titled, “Public Art Master Plan Terms of Reference” be received; and,
- 2) That Council approve the Public Art Master Plan Terms of Reference and direct Staff to release a Request For Quotations (RFQ); and,
- 3) That the total cost of the Public Art Master Plan Terms of Reference to maximum of \$70,000 be funded from the 2017 Public Art Program capital account 510-101-5699-17019; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**20. MUNICIPAL ROAD TRANSFER – ELGIN MILLS ROAD
TRANSFER AND DONALD COUSENS PARKWAY EXTENSION
TRANSPORTATION PLANNING STUDY (WARDS 2, 5 AND 6) (5.10)**

[Report](#)

Brian Lee, Director of Engineering briefly summarized the details outlined in the report.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the May 14, 2018 Report entitled “Municipal Road Transfer – Elgin Mills Road and Donald Cousens Parkway Extension Transportation Planning Study” be received; and,

- 2) That York Region be requested to assume Elgin Mills Road between Victoria Square Boulevard and York-Durham Line in the City of Markham into the York Region road system; and,
- 3) That Staff be authorized to engage York Region to jointly evaluate and address related environmental and financial matters necessary for the transfer of Elgin Mills Road into the York Region road system as per the Regional Road Assumption Policy Update (June 2014); and,
- 4) That Staff be authorized to engage York Region to conduct a joint Donald Cousens Parkway Extension transportation planning study in 2019 to re-assess the Regional function of Donald Cousens Parkway Extension and 19th Avenue; and,
- 5) That, upon completion of the Elgin Mills Road evaluation and the Donald Cousens Parkway transportation study, staff be directed to report back, on findings and recommendations; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

MOTIONS

There were no motions.

NOTICES OF MOTION

There were no notices of motions.

NEW/OTHER BUSINESS

21. NEW/OTHER BUSINESS SCULPTURE CHARITY THE COW (6.0)

Councillor Alan Ho addressed the Committee and requested an update on the sculpture Charity the Cow. Catherine Conrad, City Solicitor advised that staff are hopeful that there will be action taken on the sculpture this week.

22. NEW/OTHER BUSINESS

TREMONT HOTEL, MAIN STREET MARKHAM (16.11, 2.0)

Councillor Karen Rea addressed the Committee requesting an update on the Tremont Hotel. She indicated that a new by-law was approved last year for all heritage homes to ensure that heat and hydro is working. It was noted that a nearby business owner has also since called and complained as their basement is leaking, and is concerned it could be a result of the re-grading of the parking lot. Councillor Rea would like by-laws to enforce the new by-law and have the building restored.

23. NEW/OTHER BUSINESS

SPECIAL DEVELOPMENT SERVICES COMMITTEE MEETING (16.0)

Councillor Karen Rea addressed the Committee suggesting that a Special Development Services Committee meeting be scheduled just prior to the statutory public meeting on Tuesday May 22, 2018 to review the New Comprehensive Zoning By-law prior to it being considered at the May 29, 2018 Council meeting.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Nirmala Armstrong

That a Special Development Services Committee meeting be scheduled for Tuesday May 22, 2018 at 6:00 p.m. to review the New Comprehensive Zoning By-law.

Carried

ANNOUNCEMENTS

ADJOURNMENT

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Jack Heath

That the Development Services Committee meeting adjourn at 6:48 PM.

Carried

Alternate formats for this document are available upon request.
