



Development Services Committee Minutes

September 19, 2016, 9:00 AM to 1:00 PM

Council Chamber

Meeting No. 15

All Members of Council

Development Services Issues

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

Culture and Economic Development 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
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire
Services
Stephen Chait, Director, Culture and Economic
Development
Catherine Conrad, City Solicitor
Anna Henriques, Senior Planner, Special Project
Planning and Urban Design Development
Biju Karumanchery, Director of Planning and
Brian Lee, Director of Engineering
Laura Gold, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:16 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair. Regional Councillor Jim Jones assumed the Chair at 9:53 am.

Disclosure of Pecuniary Interest - None

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

The Mayor thanked staff being recognized for the many contributions they have made to the City of Markham in their years of service.

City of Markham Staff:

Rodney Norton, Working Supervisor, Parks, Operations, 30 years
Frank Naccarato, Platoon Chief, Fire & Emergency Services, 30 years
Greg Morrison, Captain, Fire & Emergency Services, 30 years
Kenneth Fisher, 1st Class Firefighter, Fire & Emergency Services, 30 years
Scott Daniel, Platoon Chief, Fire & Emergency Services, 30 years
David Gilson, Captain, Fire & Emergency Services, 30 years
Robert Pople, Captain, Fire & Emergency Services, 30 years
Michael Hallyburton, District Chief, Fire & Emergency Services, 30 years
Steven Tambosso, Captain, Fire & Emergency Services, 30 years
Blair Morgan, 1st Class Firefighter, Fire & Emergency Services, 30 years
Blaine Dobson, Captain, Fire & Emergency Services, 30 years
Chelva Subramaniam, Engineering Technician/Inspector, Engineering, 30 years
Paul Osborne, Survey Instrument Person, Asset Management, 30 years
Morgan Jones, Manager, Operations, 25 years
Terry Tice, Box Office Clerk Level II, Culture, 25 years
Mark Jarvis, Working Supervisor, Environmental Services, 25 years
Robert Fex, 1st Class Firefighter, Fire & Emergency Services, 20 years
Blair Kelly, Captain, Fire & Emergency Services, 20 years
Glenn Edwards, 1st Class Firefighter, Fire & Emergency Services, 20 years
George Fartsalas, 1st Class Firefighter, Fire & Emergency Services, 20 years
Brendon Eatly, 1st Class Firefighter, Fire & Emergency Services, 20 years
Andrew Greenwood, 1st Class Firefighter, Fire & Emergency Services, 20 years
Warlito Gallenero, 1st Class Firefighter, Fire & Emergency Services, 20 years
Richard Sordet, Captain, Fire & Emergency Services, 20 years
Jeffery LeFaive, Captain, Fire & Emergency Services, 20 years
Steven Rendall, 1st Class Firefighter, Fire & Emergency Services, 20 years
Mark Headecker, Captain, Fire & Emergency Services, 20 years
Ronald Lewis, Captain, Fire & Emergency Services, 20 years
Jarrod Marshall, 1st Class Firefighter, Fire & Emergency Services, 20 years
Anthony Macoretta, Captain, Fire & Emergency Services, 20 years
Kirby Crang, Captain, Fire & Emergency Services, 20 years
Paul Saunders, Fire Mechanic, Fire & Emergency Services, 20 years
Frances MacGregor, Parking Control Administrator, Legislative Services, 20 years
Nory Takata, Parks Planner, Operations, 20 years
Pam Tsatsanis, Parks Labourer/Driver, Operations, 20 years

Douglas Dalrymple, Waterworks Operator II, Environmental Services, 20 years
Dino Ciafardoni, Field Supervisor/Trainer, Building Standards, 15 years
Alida Tari, Council/Committee Coordinator, Legislative Services, 15 years
Chariclee Drosis, Cashier, Financial Services, 15 years
Isidro Samillano, Facility Operator II, Markham Centennial C.C., Recreation Services, 15 years
Steve Romanowitch, Captain Appointed to Training Officer,
Fire & Emergency Services, 15 years
William Clarkson, Licensed Fleet Technician, Operations, 15 years
Michael Perry, 1st Class Firefighter, Fire & Emergency Services, 15 years
Nasir Kenea, Chief Information Officer, Information Technology Services, 15 years
Stephen Morrow, Captain, Fire & Emergency Services, 15 years
Nicole Egan, 1st Class Firefighter, Fire & Emergency Services, 15 years
Shawn Dinn, 1st Class Firefighter, Fire & Emergency Services, 15 years
Jeffrey Leps, 1st Class Firefighter, Fire & Emergency Services, 15 years
Kevin Young, Senior Manager, Municipal Inspections, Engineering, 15 years
Shawn Lavigne, 1st Class Firefighter, Fire & Emergency Services, 15 years
Ryan Best, Captain, Fire & Emergency Services, 15 years
Kimberley Kitteringham, City Clerk, Legislative Services, 10 years
Todd Hill, Operations Working Supervisor, Operations, 10 years
Stacey-Anne Chin, Customer Service Representative, Recreation Services, 10 years
Peter Wong, Application Support Specialist, Information Technology Services, 10 years
Lori Ann Sperrino, Applications Administrator - Building, Building Standards, 10 years
Christopher Gucciardi, Community Facility Supervisor, Recreation Services, 5 years
Lucas Hilts, Community Program Co-ordinator, Recreation Services, 5 years
Sonia Singh, Emergency Preparedness Co-ordinator, Community & Fire Services
Commissioner's Office, 5 years
Bradley Fraser, Sign Maintenance, Operations, 5 years
Thomas Jones, Community Facility Co-ordinator Pam Am Centre, Recreation Services, 5 years
Thomas Villella, Manager, Planning & Urban Design, 5 years
Eugene Chen, Capital Works Administrator, Engineering, 5 years
Victoria Georgiou, Manager, Client Service Delivery ITS,
Information Technology Services, 5 years
Syed Sultan, Engineering Technologist, Engineering, 5 years
Kay Huynh, Community Program Supervisor, Recreation Services, 5 years
Andrea Conlon, Supervisor, Operations, 5 years
Jacqueline Quan, Process Management Administrator, Development Services
Commissioner's Office, 5 years
Paul Li, Senior Infrastructure Project Engineer, Environmental Services, 5 years

**2. MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
SECOND SUITES
CHANGES TO THE PLANNING ACT (10.5)**
[Presentation](#)

Rizaldo Padilla, Senior Housing/Planning Advisor, Ministry of Municipal Affairs and Housing was in attendance to provide a presentation entitled "Second Suites - Changes to the *Planning Act*".

Discussion

Members questioned if changes to the *Planning Act* permit second suites in flood prone areas and in laneway housing. Mr. Padilla advised that changes to the *Act* provide the opportunity for residents to have second suites. Municipal zoning by-laws will determine when and where second suites are permitted. Municipalities can look at the demands second suites have on waste and water systems, and at restrictions that may need to be put in place to address safety issues/concerns when developing a second suite policy.

A Member questioned if additional municipal taxes are collected from dwellings with a second suite. Mr. Padilla advised that houses with a second suite continue to be taxed as a single detached dwelling; additional taxes are only collected if the market value of the home increases based on the improvements made to the home. A Member suggested that dwellings with second suites should be taxed at a higher tax rate and charged development charges fees, as the units place additional demands on municipal services.

A Member was concerned with the impact second suites may have on schools, parks and parking. Mr. Padilla advised that municipal policies will need to be created to address these types of issues. The policies can drive where second suites are permitted, making it easier to have them in some areas and harder in other areas, based on the suitability of the area.

A Member asked if second suites will devalue neighbouring properties. Mr. Padilla advised that adding a second suite is considered to be an improvement to a home. Areas in other municipalities with many second suites typically experience an increase in home values.

There was a discussion on the homeowner's economic advantages of having a second suite.

A Member asked if the City could prohibit basement apartments, but permit second suites on the first or second floor of a single detached dwelling. Mr. Padilla advised that municipalities have to provide the opportunity for residents to have second suites and that they cannot use regulation to make second suites restrictive.

A Member asked if municipalities should anticipate a large surge of applications for both the legalization of existing second suites and for new second suites with the changes to the *Planning Act*. Mr. Padilla suggested that the City will likely need to address the legalization of existing second suite units and the application of new units, as two different issues. Some municipalities have created a second suite registry to help manage the units.

A Member asked if the City's Official Plan and its zoning by-laws need to match, as currently the Official Plan provides second suites, but most of Markham's zoning by-laws do not permit them. Mr. Padilla advised that the City's Official Plan policies on secondary suites need to align with Markham zoning. The City will be addressing this matter through its comprehensive zoning by-law review.

A Member suggested that the Province should follow British Columbia's lead and impose a tax on foreigners purchasing homes in Ontario to improve the affordability of housing.

Another Member suggested that both the federal and provincial levels of government need to properly fund affordable housing to address the issue. They also suggested that all three levels of government need to work together to come up with creative solutions that will encourage builders to build affordable livable above ground housing.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Jack Heath

- 1) That the presentation provided by Rizaldo Padilla, Senior Housing/Planning Advisor, Ministry of Municipal Affairs and Housing entitled "Second Suites - Changes to the Planning Act" be received.

CARRIED

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- September 6, 2016 (10.0)**

[Minutes](#)

Moved by Regional Councillor Li
Seconded by Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held September 6, 2016, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- September 6, 2016 (10.0)**

[Minutes](#)

Moved by Regional Councillor Li
Seconded by Councillor Logan Kanapathi

That the minutes of the Development Services Public Meeting held September 6, 2016, be confirmed.

CARRIED

**5. PRELIMINARY REPORT
KLM PLANNING PARTNERS INC.
ON BEHALF OF BOX GROVE HILL DEVELOPMENTS,
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO ADD 'DAY NURSERY' AS AN ADDITIONAL PERMITTED USE
AT 66 COPPER CREEK DRIVE
FILE NO. ZA 16 114234 (10.5)**

[Report](#)

Moved by Regional Councillor Li
Seconded by Councillor Logan Kanapathi

- 1) That the report titled "PRELIMINARY REPORT, KLM Planning Partners Inc. on behalf of Box Grove Hill Developments, Application for Zoning By-law Amendment to add 'Day Nursery' as an additional permitted use at 66 Copper Creek Drive" be received.

CARRIED

**6. INFORMATION REPORT
NEW COMPREHENSIVE ZONING BY-LAW PROJECT,
PHASE 3A – PRELIMINARY RECOMMENDATIONS
FOR ADDRESSING ROOMING HOUSES AND
SHORT TERM ACCOMMODATIONS IN MARKHAM
PR 13 128340 (10.5)**
[Report](#)

John Gladki, President, Gladki Planning Associates, provided a presentation entitled “New Comprehensive Zoning By-law Project: Phase 3A: Rooming Houses Short Term Accommodation”. It was noted that after receiving Committee’s feedback the presentation will be presented at the October 11, 2016, public meeting.

It was questioned why the definition for “rooming house small scale” is based on three to five dwelling rooms rather than on two dwelling rooms. Mr. Gladki reported that three to five dwelling rooms was used rather than two dwelling rooms, as a homeowner may have a long term guest stay at their home from time to time.

There was a discussion on how the license fee for rooming homes would be administered and if it could only be required for non owner occupied rooming homes. Mr. Gladki advised that the licence fee would be an annual fee and that municipal zoning by-laws cannot distinguish between owner and non owner occupied rooming houses.

The Committee discussed instances where a house is being shared by multiple unrelated people that may not fit the definition of a small scale rooming house. Mr. Gladki advised that there will be living arrangements that may not be considered a rooming house or a second suite, but that are still not a permitted use for other reasons.

The Committee provided the following feedback:

- Consider using “where lodging is provided **in return for remuneration**” – slide 5
- Remove ~~through all or any part of the calendar year~~ - slide 11
- Suggested that the public comment on whether “30 days or less” is appropriate in defining short term stays
- Questioned if the end of the sentence on slide 5 should be included - “but does not include a residential use with support services”

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Colin Campbell

- 1) That the report entitled, "INFORMATION REPORT: New Comprehensive Zoning By-law Project, Phase 3A – Preliminary Recommendations for addressing rooming houses and short-term accommodations in Markham" be received.

CARRIED

**7. RECOMMENDATION REPORT, P.A.R.C.E.L. INC.,
ZONING BY-LAW AMENDMENT APPLICATION
TO PERMIT A MEDICAL OFFICE AND PHARMACY
ON A TEMPORARY BASIS AT 28 LANGSTAFF ROAD EAST
File No. ZA 15 156923 (10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services advised that staff are recommending that the zoning by-law amendment to permit a medical office and pharmacy on a temporary basis at 28 Langstaff be denied, as the use does not fit the vision for the area.

After careful consideration, and after hearing the advice of the City Solicitor, the Committee decided to proceed with denial of the application. The date the owner/occupant is required to leave the premise can be negotiated.

The Committee questioned if the encroachment of the paving onto the municipal boulevard needs to be restored if the land is going to be re-developed.

Sam Balsamo, Condor Properties spoke in favour of the denial of the application, as the use does not fit the vision for the area.

Moved by Councillor Valerie Burke

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the report titled “Recommendation Report, P.A.R.C.E.L. Inc., Zoning By-law Amendment Application to permit a medical office and pharmacy on a temporary basis at 28 Langstaff Road East, File No. ZA 15 156923” dated September 19, 2016, be received; and,
- 2) That the Zoning By-law Amendment Application to permit a medical office and pharmacy on a temporary basis at 28 Langstaff Road East, File No. ZA 15 156923 be denied; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:15 PM.

Alternate formats for this document are available upon request.
