



Special Development Services Committee Minutes

July 19, 2016, 9:00 AM to 12:00 NOON

Council Chamber

Meeting No. 12

All Members of Council

Development Services Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Catherine Conrad, City Solicitor
Adam Grant, Chief Fire Prevention Officer
Anna Henriques, Senior Planner, Zoning and Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Bradley Roberts, Supervisor, Zoning
Tom Villella, Manager, Zoning and Special Projects
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Jim Jones
Councillor Valerie Burke

The Development Services Committee convened at the hour of 9:09 a.m. in the Council
Councillor Don Hamilton in the Chair.

1. DISCLOSURE OF PECUNIARY INTEREST

- None declared

2. MEMORANDUM: AUTHORIZATION TO HOLD A PUBLIC OPEN HOUSE ON SECONDARY SUITES (PHASE 3A – NEW COMPREHENSIVE ZONING BY-LAW PROJECT) PR 13 128340(10.5)

[Memorandum](#) [Appendix A](#) [Appendix B](#) [Appendix C](#)

Jim Baird, Commissioner of Development Services introduced this matter and the presenters.

John Gladki and Ian Graham of Gladki Planning Associates were in attendance to give a presentation entitled “New Comprehensive Zoning By-Law Project Phase 3A: Secondary Suites”. The presentation included the background and history of Markham’s initiatives regarding second suites; relevant sections of the Planning Act; policies of the Markham and York Region Official Plans; and other Ontario By-laws. It was explained that the existing Markham By-laws do not permit second suites, with limited exceptions; however, there is a demand for this type of housing and many currently exist in Markham. Issues of concern are safety, services, parking, and neighbourhood character; while the benefits are that they address demographic changes, contribute to housing stock, and help housing affordability for owners and renters.

The Consultants outlined the preliminary recommendations regarding amended provisions in the Zoning By-laws, registration by-laws, interior property standards by-laws, and public communication/education. Next steps will be to hold a public open house meeting in the fall and to provide a final report by the end of 2016.

The Committee discussed identifying which units are existing “grandfathered” units, and that such units will not need to be brought into compliance with the new regulations but may require an update inspection; additional by-law enforcement resources required; registration versus licensing by-laws; finding a “made-in-Markham” solution; inspections every three years rather than five years, and whenever required; accommodating parking and allowing rear-yard parking pads; parking enforcement; cost recovery options for registration and inspections; potential impact on property assessment, income tax, and property insurance; procedures and/or penalties for non-registered units; the appropriate minimum unit size; appropriate locations/lot sizes/building types; TRCA Special Policy Areas; owner-occupation requirements; and, the public consultation and education program.

In response to questions from the Committee staff explained the rationale for permitted accessory dwellings in Cathedraltown and Cornell. It was clarified that both the Planning Act and Markham’s Official Plan encourage allowing second suites; however, the specific zoning provisions will be refined as determined by the City. Staff was asked to research other municipalities for the number of registered units that have resulted from legalizing second suites.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

- 1) That the presentation by Mr. John Gladki, President, Gladki Planning Associates entitled “New Comprehensive Zoning By-Law Project Phase 3A: Secondary Suites,” be received; and,
- 2) That the memorandum dated July 19, 2016 entitled, “MEMORANDUM: Authorization to hold a Public Open House on Secondary Suites (Phase 3a – New Comprehensive Zoning by-law Project) PR 13 128340” be received; and,

- 3) That staff be authorized to hold a Public Open House **and Public Information Meeting with Development Services Committee**, to consider preliminary recommendations for implementing secondary suites in Markham, as outlined in the attached report and presentation prepared by Gladki Planning Associates (Appendix ‘A’ and ‘C’) and as summarized in this memorandum; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

3. ADJOURNMENT

The Development Services Committee meeting adjourned at 12:20 p.m.

Alternate formats for this document are available upon request.
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