



Minutes
Development Services Public Meeting
December 1, 2015 - 7:00 PM
Council Chamber
Meeting No. 15

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Ron Blake, Acting Senior Development Manager
Chris Bird, Director of Building Standards
Jamie Bosomworth, Manager, Strategy and Innovation
Gary Sellars, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Amanda Collucci

The Development Services Public Meeting convened at 7:08 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. DEVELOPMENT FEE AND BUILDING FEE
BY-LAWS UPDATE (2016) (10.0)**
[Report](#)

The Public Meeting this date was to consider amendments to the Tariff of Fees for Processing Planning Applications and the By-law respecting Construction, Demolition and Change of Use Permits and Inspections.

The Committee Clerk advised that notice was published in the Markham Economist and Sun and Thornhill Liberal, Markham Page on November 5, 2015, and was sent to the Developers Round Table Group on November 5, 2015. No written submissions were received regarding this matter.

Staff gave a presentation regarding the Fee By-laws Update. The Committee requested that in the future, full reports and background material be provided to the Committee prior to the meeting.

The Committee questioned the need to hire consultants for peer reviews, and a consultant for a comprehensive review of Development Fee by-law in 2016, as the Committee has confidence in staffs' expertise. It was suggested that the comprehensive review examine the unit size fee threshold related to Development Charges for Condominium Units. Staff confirmed that the purpose of this meeting was to discuss fees for building permit and development applications. Development Charges were a different matter that would need to be addressed by Finance staff.

Discussions included the process and calculations for fees, Development Charges and Reserves. Staff confirmed that application fees cover all costs associated with processing building permit and development applications. Fees can be adjusted if the projected growth is not realized.

There were no comments from the audience with respect to this application.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Don Hamilton

- 1) That the Record of the Public Meeting held on December 1, 2015, with respect to the proposed amendments to the Development and Building Fee By-laws be received; and,
- 2) That the amendment to the "Tariff of Fees for Processing Planning Applications," By-law 211-83, substantially in the form attached as Attachment "B", be enacted; and,
- 3) That By-law 2015-4 be repealed and the attached "By-law respecting Construction, Demolition and Change of Use Permits and Inspections," attached as Attachment "C", be enacted; and further,
- 4) That the By-laws come into force and take effect on January 1, 2016.

CARRIED

**2. PRELIMINARY REPORT
ANGUS GLEN VILLAGE LTD.
4073 MAJOR MACKENZIE DRIVE
SOUTH SIDE OF MAJOR MACKENZIE DRIVE
WEST OF KENNEDY ROAD
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
FILE NO.: OP/SU/ZA 15 107807 (10.3, 10.7 & 10.5)
[Memo Report](#)**

The Public Meeting this date is to consider a condominium townhouse development proposed by Angus Glen Village Ltd. instead of the previously proposed single detached lot residential plan of subdivision.

The Committee Clerk advised that 68 notices were mailed on November 10, 2015, and a Public Meeting sign was posted on November 11, 2015. No written submissions were received regarding this proposal.

A Public Meeting had been held for the original proposal for the development of the subject lands in September, 2015; however, the application has been substantially changed and requires a new Public Meeting. Staff gave a presentation regarding the revised proposal, the location, surrounding uses and outstanding issues. Patrick O'Hanlon, representing the applicant, gave a presentation to provide additional details. The trail system and valley lands were displayed.

The Committee discussed the narrow width of some of the proposed condo townhouses. Mr. O'Hanlon explained that condo apartment buildings currently being built in the Angus Glen community have not been successful, and that the proposed designs are popular in other communities.

There were no comments from the audience with respect to this application.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Don Hamilton

- 1) That the Development Services Commission report dated September 22, 2015, entitled, "PRELIMINARY REPORT, Angus Glen Village Ltd., 4073 Major Mackenzie Drive, South side of Major Mackenzie Drive, west of Kennedy Road, Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, File No.: OP/SU/ZA 15 107807", be received; and,
- 2) That the Record of the Public Meeting held on December 1, 2015 with respect to the applications by Angus Glen Village Ltd. for Official Plan and Zoning By-law Amendments, be received; and further,
- 3) That staff be directed to further review and evaluate the proposed condominium townhouse development and report back to the Development Services Committee.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:35 PM.

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