



Minutes
Development Services Public Meeting
December 9, 2014 - 7:00 PM
Council Chamber
Meeting No. 1

All Members of Council

Attendance

Mayor Frank Scarpitti
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Ron Blake, Acting Senior Development Manager
Jamie Bosomworth, Manager, Strategy and Innovation
Alan Brown, Director of Engineering
Sally Campbell, Acting Manager, East District
Stephen Corr, Planner II
Biju Karumanchery, Acting Director of Planning and
Urban Design
Tim Moore, Director, Building Standards
Kitty Bavington, Council/Committee Coordinator

Regrets:

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Councillor Don Hamilton
Councillor Logan Kanapathi

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Mayor Frank Scarpitti in the Chair.

Disclosure of Pecuniary Interest

Councillor Colin Campbell disclosed an interest with respect to Item # 2, 166 Bullock Drive, by nature of being a customer of a business at this location, and did not take part in the discussion of or vote on the question of the approval of this matter.

1. APPOINTMENT OF CHAIR (10.0)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Valerie Burke

That Mayor Frank Scarpitti be appointed as Chair of the Development Services Committee Public Meeting for Tuesday, December 9, 2014.

CARRIED

**2. 1891421 ONTARIO LTD.
C/O KYLEMORE COMMUNITIES
PROPOSED ZONING BY-LAW AMENDMENT
APPLICATION TO PERMIT A RETAIL STORE
WITHIN UNITS 4 AND 5 OF THE EXISTING
MULTI-UNIT BUILDING AT 166 BULLOCK DRIVE (10.5)**
[Memo](#)

Councillor Colin Campbell disclosed an interest with respect to Item # 2, 166 Bullock Drive, by nature of being a customer of a business at this location, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Public Meeting this date was to consider an application submitted by 1891421 Ontario Ltd. c/o Kylemore Communities for a Zoning By-law Amendment to permit a retail store within units 4 and 5 of an existing multi-unit building at 166 Bullock Drive (ZA 14 108485).

The Committee Clerk advised that 163 notices were mailed on November 19, 2014, and a Public Meeting sign was posted on November 17, 2014. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Michael Montgomery, agent for the applicant, gave a presentation to provide further details, and stated that sufficient parking is provided. The applicant was in attendance to give some background information on his Men's Clothing establishment.

Steve Torok, business owner in the same building, spoke in support of the proposal as it would increase the value to the property.

Emily Chow, business owner in the building, spoke in opposition due to parking issues, and advised that a petition in opposition had been submitted.

Briendar Singh, business owner in the building, spoke in opposition, and explained that many of the units in the building involve automotive repair, resulting in limited parking.

Staff provided clarification on parking requirements. The Committee discussed the previous restaurant and fitness centre uses in the building.

Joe Bond, representing the business Condo Corporation, spoke in opposition to the proposal, stating that there are parking issues as well as a lack of parking enforcement and property maintenance. Mr. Bond noted that retail use would be preferable along Bullock Drive and suggesting that the City rezone all the units.

Louie Solarino business owner in the building, spoke in opposition to the application and supports retail permissions along Bullock Drive which would encourage professional, well-maintained businesses.

Werner Kungl, business owner in the building, advised that he has been there for 20 years and parking has always been a problem.

Mr. Montgomery clarified that the applicant has submitted a letter from the Condo Corporation Board stating they have no objections, and considered that the proposed use would not exacerbate any problems that exist.

Staff summarized that the proposed use has merit and may help to improve the area. It would comply with the Official Plan, and would comply with parking requirements.

The Committee indicated support for the proposal while noting that parking issues need to be addressed. The business owners summarized that the retail use is not compatible with the existing automotive use and would increase existing problems.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Karen Rea

- 1) That the written submissions from Leo Kong, BV Management Services Inc.; Birendar Singh on behalf of the Board of Directors; a petition with 19 signatures and a petition with 14 signatures regarding the application to permit a Retail Store at 166 Bullock Drive; be received; and,
- 2) That the depositions by Steve Torok, Emily Chow, Briendar Singh, Joe Bond, Louie Solarino, and Werner Kungl, regarding the application to permit a Retail Store at 166 Bullock Drive; be received; and,
- 3) That the Development Services Commission report dated December 9, 2014 entitled "Preliminary Report, 1891421 Ontario Ltd. c/o Kylemore Communities, Proposed Zoning By-law Amendment Application to permit a Retail Store within Units 4 and 5 of an existing Multi-unit building at 166 Bullock Drive, File No. ZA 14 108485", be received; and,
- 4) That the record of the Public Meeting held on December 9, 2014, with respect to the proposed Zoning By-law Amendment by 1891421 Ontario Ltd. c/o Kylemore Communities to permit a Retail Store within Units 4 and 5 of an existing Multi-unit building at 166 Bullock Drive, File No. ZA 14 108485", be received; and,
- 5) That the Zoning By-law Amendment application (ZA 14-108485) by 891421 Ontario Ltd. c/o Kylemore Communities to amend Zoning By-law 1229, as amended, be approved; and further,
- 6) That the proposed amendment to Zoning By-law 1229, as amended, be enacted without further notice.

CARRIED

**3. DEVELOPMENT FEE AND BUILDING
FEE BY-LAWS UPDATE (2015) (10.0)**
[Presentation](#) [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 20, 2014, and was sent to the Developers Round Table.

Staff gave a presentation regarding the Fee By-law Update, outlining the calculation of the fee rate increases, public consultation, reserve balances, comparisons with other municipalities, and identified additional work to be done in 2015 to update the fees and the fee model. A 3.60% increase is recommended for the Building Department for 2015, with an annual increase of 5% projected thereafter to 2019 in order to maintain a positive reserve. A 15% increase for Planning and Urban Design fees and a 10% increase for Engineering fees both for 2015 are recommended with a projected annual increase of fees between 8-10% till 2019 to eliminate a negative reserve balance. Next steps were outlined.

The Committee requested copies of the presentation. Discussions included comparisons with other municipalities and factors that attract and impact development in Markham. It was suggested that a five-year plan be considered and that departmental costs be restructured to find efficiencies.

There were no comments from the audience on this matter.

Moved by: Councillor Alan Ho
Seconded by: Councillor Valerie Burke

- 1) That the Record of the Public Meeting held on December 9, 2014, 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 "A", be enacted; and,
- 3) That By-law 2013-225 be repealed and the attached "By-law respecting Construction, Demolition and Change of Use Permits and Inspections," attached as Attachment "B", be enacted; and further,
- 4) That the By-laws come into force and take effect on January 1, 2015.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:32 PM.

Alternate formats for this document are available upon request.
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