

# Special Development Services Committee Minutes

**Meeting Number: 5**  
**April 14, 2025, 1:00 PM - 4:00 PM**  
**Council Chamber**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Regrets	Councillor Juanita Nathan	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Giulio Cescato, Director, Planning & Urban Design Frank Clarizio, Director, Engineering	John Yeh, Manager, Strategy & Innovation Stephen Lue, Senior Manager, Development Duran Wedderburn, Manager, Policy Stafford Hughes, Technology Support Specialist II Hristina Giantsopoulos, Election & Committee Coordinator Rajeeth Arulanantham, Election & Committee Coordinator

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## 1. CALL TO ORDER

### INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat,

Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

The Special Development Services Committee convened at 1:05 PM with Regional Councillor Jim Jones presiding as Chair.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

There were none disclosed.

## **3. COMMUNICATIONS**

There were no communications.

## **4. PRESENTATIONS**

### **4.1 YONGE CORRIDOR SECONDARY PLAN STUDY - INTERIM REPORT BREAKDOWN (10.8)**

Arvin Prasad, Commissioner, Development Services, provided opening remarks and outlined the timeline of events leading to today's session. He identified the four parts of the report breakdown, Responding to the Development Context and Emerging Directions, Background Servicing Review, Mobility Background Review and Emerging Directions, in addition to Parks and Open Space Vision and Emerging Directions. Mr. Prasad indicated that after today's meeting, the project will move into the next phase.

Craig Lametti of Urban Strategies, Steve Hollingworth from TYLIN, Jonathan Chai, High Dynamic Range Inc., and Jordan Talker, High Dynamic Range Inc., were in attendance and presented an overview of the proposed intensification on both sides of Yonge Street and open space opportunities for the development of a complete community.

The Committee thanked the consultants and staff for the presentation and discussed the following in relation to each section of the presentation:

#### Section 1: Responding to the Development Context and Emerging Directions

- The amount of area around Steeles Avenue that has been allocated to parkland;
- Which buildings are under appeal with the Ontario Land Tribunal;
- The density assumptions, specifically around Steeles Avenue;

- The density volume in Vaughan versus that of Markham in this area;
- Whether there can be construction of condominiums over transit stations;
- How the feedback collected at today's meeting will be incorporated into the next phase of the development;
- The accuracy of the in and out access to Yonge Street in some of the development areas and the effect it may have on residential traffic on side streets;
- The feasibility of building above grade parking;
- The height limitations on the Vaughan side of Yonge Street;
- How the railway will be incorporated in consideration of Yonge Street, Dudley Avenue and Steeles Avenue;
- Intensification of apartment units and the provisions of cash-in-lieu of parkland;
- The incorporation of comprehensive zoning; and,
- How current rental residents that are impacted by the development will be accommodated and compensated while the new development is constructed.

#### Section 2: Background Servicing Review

- When work is expected to be re-started in relation to the flood control network;
- Whether the preliminary design or Environmental Assessment work required for this process has begun.

#### Section 3: Mobility Background Review and Emerging Directions

- Types of traffic relief at Beecroft Road and Doris as it relates to their connection to Yonge Street and transit;
- That there will not be a transit station at John Street due to the proximity to the Langstaff Station;
- The implementation of sidewalks where there isn't one now in the area;
- Consideration of underground PATH type systems potentially at Royal Orchard Boulevard;

- The timing of the subway above Finch Avenue, extending to Major Macenzie Avenue; and,
- Suggestions for various and alternative modes of transit.

#### Section 4: Parks and Open Space Vision

- The need for larger open spaces and additional signature types parks;
- The feasibility of creating a theme park and community space for special occasions;
- That there be consideration to make parking underneath parkland;
- That there be parking; and,
- Re-consideration of locating parks near transit stations.

Staff indicated that the next phase of the planning process will focus on identifying both current and potential community infrastructure needs, including hospitals, community centres, fire stations, schools, and other essential services. The intent is to ensure that Members of Council are equipped with the necessary information to make informed decisions, and that the Secondary Plan reflects a comprehensive understanding of the community's anticipated growth. This approach aims to support the delivery of critical public services in alignment with future development.

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

1. That the presentation titled "Yonge Corridor Secondary Plan Study – Interim Report Breakdown" be received.

**Carried**

## **5. ADJOURNMENT**

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

That the Special Development Services Meeting adjourn at 4:53 PM

**Carried**