

Electronic Development Services Committee Meeting

Minute

Meeting Number 10
May 3, 2021, 9:30 AM - 1:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Claudia Storto, City Solicitor and Director of Human Resources Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Biju Karumanchery, Director, Planning & Urban Design Bryan Frois, Chief of Staff Ron Blake, Senior Development Manager, Planning & Urban Design Francesco Santaguida, Assistant City Solicitor Loy Cheah, Acting Director, Engineering Lilli Duoba, Manager, Natural Heritage Regan Hutcheson, Manager, Heritage	Darryl Lyons, Manager, Policy Stephen Lue, Manager, Central District Stacia Muradali, Acting Manager, Development - East Marg Wouters, Senior Manager, Policy & Research Aqsa Malik, Planner I, East District Scott Chapman, Corporate Privacy & Records Coordinator Laura Gold, Council/Committee Coordinator Mary-Jane Courchesne Patrick Wong, Senior Planner, Natural Heritage

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1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of the *COVID-19 Economic Recovery Act, 2020* (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee convened at 9:33 AM with Regional Councillor Jim Jones presiding as the Chair. Councillor Keith Irish assumed the Chair at 2:10 PM for a Notice of Motion presented by Regional Councillor Jim Jones - item # 9.1. Deputy Mayor Don Hamilton assumed the Chair at 2:50 PM for item # 9.2 – a Notice of Motion presented by Regional Councillor Jim Jones. Regional Councillor Jim Jones assumed the Chair at 4:10 PM.

Mayor Frank Scarpitti arrived at 9:40 AM.

Councillor Amanda Collucci arrived at 10:38 AM

The Development Services recessed from 11:45 AM to 12:32 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Khalid Usman declared a conflict of interest on Agenda Item No. 8.3 - Applications by Timbercreek Four Quadrant Gp2 Inc. for Official Plan And Zoning By-Law Amendments to Permit five (5) Mixed Use Buildings At 288, 298, And 300 John Street, File No. Plan 20 130784, as his wife's office is located in Thornhill Square.

Councillor Reid McAlpine declared a pecuniary interest on Agenda Item No. 8.4 – Preliminary Report Applications By 2637996 Ontario Inc. C/O Smartcentres for Official Plan and Zoning By-Law Amendments to permit a Six Storey Retirement Residence Incorporating Existing Heritage Buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St., as his good friend works for Smartcentres.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 19, 2021 (10.0)

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held April 19, 2021, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 21, 2021 (10.0)

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held April 21, 2021, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made regarding the following items:

- 1) 8.3 – Preliminary Report Applications by Timbercreek Four Quadrant GP2 Inc. for Official Plan and Zoning By-Law Amendments to Permit Five (5) Mixed Use Buildings At 288, 298, And 300 John Street, File No. Plan 20 130784 (Ward 1)
- 2) 8.4 – Preliminary Report Applications by 2637996 Ontario Inc. C/O Smartcentres for Official Plan and Zoning By-Law Amendments to Permit a Six Storey Retirement Residence Incorporating Existing Heritage Buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St. (Ward 4) File No.: Plan 20 136386
- 3) 8.6 – Markham Sub-Committee Minutes (10-20 Fincham Avenue) – April 20, 2021
- 4) 9.1 – GTA West Corridor (413 Highway)

5. COMMUNICATIONS

- 5.1 2637996 ONTARIO INC. C/O SMARTCENTRES FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A SIX STOREY RETIREMENT RESIDENCE INCORPORATING EXISTING HERITAGE BUILDINGS AT 134, 136, 140, 144, 152 MAIN STREET NORTH, 12 WILSON ST. (WARD 4), FILE NO.: PLAN 20 136386 (10.3, 10.5)**

Moved by Deputy Mayor Don Hamilton
 Seconded by Councillor Karen Rea

That the following communications providing comments regarding 2637996 Ontario Inc. C/O Smartcentres be received for information purposes:

1. Simon Chan
2. Ruth Mori
3. Jason Ng

Carried

5.2 GTA WEST CORRIDOR (413 HIGHWAY) (5.10)

Note: Please refer to Item #9.1 for Motion.

Moved by Councillor Isa Lee
 Seconded by Regional Councillor Jack Heath

That the following communications providing comments regarding the Motion on GTA West Corridor (413 Highway) be received for information purposes:

1. Chris Madsen
2. Jim Winstone
3. Michael Robertson
4. Surjit Sachdev
5. Laura Tipton
6. Thomas Poulis
7. Louisa Santoro
8. Angela Grella
9. Michael DiMuccio
10. Tony Malfara
11. Bruno Malfara
12. Valerie and David Burke
13. Angela and Tony Farr

14. Diane Berswick
15. Elisabeth Tan
16. Esther Attard
17. Frank Vigando
18. Gail and John Lavery
19. Stuart Cumner and Patrica Hektor
20. Wing Morse
21. Natalie Telfer
22. Alexandra Ney
23. Nancy Allan
24. Rob Armstrong
25. Evelin Ellison and Family
26. Irene Ford

Carried

**5.3 10-20 FINCHAM AVENUE OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT APPLICATIONS APPEALED TO LPAT FILE NO: OP/ZA
18 108216 (10.0, 8.0)**

Note: Please refer to items #8.6 and #13.1.2.

Moved by Councillor Andrew Keyes
Seconded by Councillor Karen Rea

That the following communications providing comments regarding 10-20
Fincham Avenue be received for information purposes:

1. Sheila Coleman
2. Lesley James
3. Liza Lyon
4. Kassie Kei
5. Kassandra Ke-Baxter and Ryan Baxter

Carried

5.4 PRELIMINARY REPORT APPLICATIONS BY TIMBERCREEK FOUR QUADRANT GP2 INC. FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT FIVE (5) MIXED USE BUILDINGS AT 288, 298, AND 300 JOHN STREET, FILE NO. PLAN 20 130784 (WARD 1) (10.3, 10.5)

Note: Please refer to item #8.3.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

That the following communications providing comments regarding 298, and 300 John Street be received for information purposes:

1. Brian Korson
2. Michael Snider
3. Sue Shillow
4. Valerie and David Burke
5. Ward One South
6. Aviva Harari

Carried

6. PETITIONS

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – APRIL 6, 2021 AND APRIL 13, 2021 (10.0)

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. That the minutes of the Development Services Public Meeting held April 6, 2021 and April 13, 2021, be confirmed.

Carried

7.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – MARCH 18, 2021 (16.34)

Biju Karumanchery, Director Planning & Urban Design, advised that he would report back on the projects that were deferred due to COVID-19, as he was not familiar with this report.

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Isa Lee

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held March 18, 2021, be received for information purposes.

Carried

7.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – MARCH 15, 2021 (16.0)

Moved by Councillor Alan Ho
Seconded by Councillor Reid McAlpine

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held March 15, 2021, be received for information purposes.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 PHASE 1 REPORT: NATURAL HERITAGE INVENTORY AND ASSESSMENT STUDY (10.0)

L. Duoba, ext. 7925 & P. Wong, ext. 6922

Biju Karumanchery, Director of Planning & Urban Design, introduced the item advising that the report summarizes the findings of the Phase 1: Natural Heritage Inventory and Assessment Study. The purpose of Phase 1 of the study is to provide an update on the City's natural heritage inventory. Phase 2 of the study will be considered in the 2022 Capital Budget process, and will include a more detailed management strategy for natural areas and address the recommendations from phase 1 of the study.

Lilli Duoba, Manager of Natural Heritage, addressed the Committee and summarized the details outlined in the report. Ms. Duoba advised that the last time the City undertook a natural heritage study was 30 years ago, and that one of the objectives of the study is to provide a comparative assessment of the City's management of its natural heritage resources.

Sarah Mainguy, Consultant, provided a presentation entitled “Markham Phase 1 Natural Heritage Inventory and Assessment Study”.

Committee discussed the following relative to the staff report:

- The importance of including the Rouge National Urban Park in this type of study in the future;
- Adding the Little Rouge Creek to the Rouge National Urban Park;
- Ensuring that there is a good trail network along the Pomona Creek in Thornhill;
- Looking at hydro fields as natural heritage resources;
- Having an annual inventory of invasive species;
- Managing residents encroaching onto greenspace;
- The status of the East West Wildlife Corridor.

Ms. Duoba responded to inquiries from the Committee. The major east-west ecological corridor is identified in the Official Plan and will be reviewed further when the Secondary Plan for the Employment Land commences. The City and TRCA continue to address issues related to encroachment and invasive species.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Amanda Collucci

1. That the staff report and presentation entitled: “Phase 1 Report: Natural Heritage Inventory and Assessment Study” dated May 3, 2021, be received; and,
2. And that the Phase 1: Natural Heritage Inventory and Assessment Study provide input into the upcoming Official Plan review process and that the study recommendations be considered for the Terms of Reference for Phase 2 of the Natural Heritage Management Plan Study; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**8.2 RECOMMENDATION REPORT SOUTHSORE INVESTMENTS INC.
(FORD/LINCOLN) 4592 AND 4600 HIGHWAY 7 EAST SITE PLAN
APPROVAL APPLICATION TO FACILITATE A NEW AUTOMOBILE
DEALERSHIP (WARD 3) FILE NO. SPC 20 107969 (10.6)**

Biju Karumanchery, Director of Planning & Urban Design, addressed the Committee and summarized the details outlined in the report.

Phil Fredrickson, Architect, representing the applicant provided a presentation on the site plan for the proposed new Ford/Lincoln automobile dealership at 4592 and 4600 Highway 7.

Committee commended the applicant for agreeing to have the cultural heritage resource on the site designated and protected through the planning process, and for incorporating the asset into the development.

Mr. Riley agreed to maintain the concrete fence at the rear of the property and replace it when required, noting the adjacent homeowner has requested that the existing height of the fence be maintained. Mr. Riley also advised that new automobile dealership will have a similar number of parking spots as their previous dealership did when including the 46 spaces in the building, and that he did not anticipate that the visitor parking spaces will be used by residents shopping at other retail establishments.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the report titled "RECOMMENDATION REPORT, Southshore Investments Inc. (Ford/Lincoln), 4592 and 4600 Highway 7 East, Site Plan Approval Application to facilitate a new automobile dealership (Ward 3), File No. SPC 20 107969", be received; and,
2. That the Site Plan application (File No. SPC 20 107969) submitted by Southshore Investments Inc. (Ford/Lincoln) be endorsed in principle, subject to the conditions attached as Appendix "A" and that Site Plan Approval be delegated to the Director of Planning and Urban Design, or his designate; and,
3. That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 PRELIMINARY REPORT APPLICATIONS BY TIMBERCREEK FOUR QUADRANT GP2 INC. FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT FIVE (5) MIXED USE BUILDINGS AT 288, 298, AND 300 JOHN STREET, FILE NO. PLAN 20 130784 (WARD 1) (10.3, 10.5)

Biju Karumanchery, Director of Planning & Urban Design, addressed the Committee and summarized the details outlined in the report.

Johnny Chimienti, Architect, representing the applicant, provided a presentation on the Application by Timbercreek Four Quadrant GP2 Inc. for Official Plan and Zoning By-Law Amendments to permit five (5) mixed use buildings at 288, 298, and 300 John street. Mr. Chimienti displayed a rendering of the site to show where the restaurant Santorini's (which is also an individually designated heritage property known as the John Welsh House – "Thornlea") and the park will be located.

Committee suggested that staff look at how the proposed development will connect with the Thornhill Community Centre.

David Kowssowky, provided a deputation advising that the development should not be approved without a proper long-term plan for Thornhill centre, suggesting that all developments in this area needs to be considered collectively to understand the impacts on the area. Mr. Kowssowsky also suggested the proposed development should include more family sized units and a larger park.

Brian Korson, on behalf of the Aileen Willowbrook Residents Association, provided a deputation suggesting there needs to be a long-term plan for Thornhill Centre and that traffic should be studied as part of this plan. Mr. Korson also advised that all developments in this area should be based on a plan.

Mr. Karumanchery advised that the proposed development is still in its preliminary stage and that more information will be provided at the Statuary Development Services Public Meeting.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

1. **That the deputations by David Kowssowky, and Brian Korson, regarding Applications by Timbercreek Four Quadrant GP2 Inc., for Official Plan and Zoning By-law Amendments to permit five (5) mixed use buildings at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)", be received, and further,**
2. That the report entitled "Preliminary Report, Applications by Timbercreek Four Quadrant GP2 Inc., for Official Plan and Zoning By-law Amendments to permit five (5) mixed use buildings at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)", be received.

Carried

**8.4 PRELIMINARY REPORT APPLICATIONS BY 2637996 ONTARIO INC.
C/O SMARTCENTRES FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A SIX STOREY RETIREMENT
RESIDENCE INCORPORATING EXISTING HERITAGE BUILDINGS**

**AT 134, 136, 140, 144, 152 MAIN STREET NORTH, 12 WILSON ST.
(WARD 4) FILE NO.: PLAN 20 136386 (10.3, 10.5)**

Biju Karumanchery, Director of Planning & Urban Design, addressed the Committee and summarized the details outlined in the report. Mr. Karumanchery advised that the development application is for Official Plan and Zoning By-law amendments to permit a six storey retirement residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson Street.

Nikolas Papapetrou representing the applicant, provided a presentation on the proposed development, and advised that the heritage buildings being incorporated into the site will be utilized for commercial uses. Mr. Papapetrou advised that two community information meetings have been held to date on the proposed development, and that a Statutory Development Services Public Meeting will be held on the proposed development.

Winne Tsang, resident residing on Water Street, provided a deputation expressing concern that the proposed development does not fit the character of the neighbourhood and that it will create a shadow over the low-rise homes on Wilson and Water Street. Ms. Tsang was also concerned in regards to the impact the proposed development will have on at-grade retail, and on traffic.

Anna Rowley, resident residing on Wilson Street, provided a deputation expressing concern regarding the shadow the proposed development will create over her home, and on the impact the proposed development will have on traffic and on her property value.

Leslie Kimberley Kemper, resident that resides in a nearby heritage home, provided a deputation expressing concern regarding the height of the proposed development and the impact it will have on the surrounding heritage homes (i.e. increased noise and shadows).

Mr. Papapetrou clarified that the cultural heritage assets utilized for commercial uses will not be associated with the retirement centre, and that the existing buildings fronting on Main Street Markham will continue to be one to two storeys

in height. Mr Papapetrou also agreed to share the shadow study with the community.

Councillor Karen Rea advised that both of the community information meetings held on the proposed development were well attended. The residents' main concerns in regards to the proposed development were the height and density, the design, the lack of green space, increased traffic, and compatibility with the neighbourhood.

Councillor Karen Rea advised that no decisions will be made at today's meeting and that the development application is still early in the planning process.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. **That deputations by Winne Tsang, Anna Rowley, and Leslie Kimberley Kemper regarding Applications by 2637996 Ontario Inc. c/o SmartCentres for Official Plan and Zoning By-law Amendments to permit a six storey retirement residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St. (Ward 4), File No.: PLAN 20 136386", be received.**
2. That the report dated May 3, 2021 titled "PRELIMINARY REPORT, Applications by 2637996 Ontario Inc. c/o SmartCentres for Official Plan and Zoning By-law Amendments to permit a six storey retirement residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St. (Ward 4), File No.: PLAN 20 136386", be received.

Carried

**8.5 PRELIMINARY REPORT FLATO DEVELOPMENTS INC.
APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO CREATE
BLOCKS FOR A PUBLIC PARK, PUBLIC ROAD AND RESIDENTIAL
DEVELOPMENT COMPRISED OF TWO (2) 8-STOREY BUILDINGS
AND TOWNHOUSES IN THE SOUTH-WEST QUADRANT
OF HIGHWAY 48 AND THE CITY OF MARKHAM/TOWN OF
WHITCHURCH-STOUFFVILLE MUNICIPAL BOUNDARY (NORTH OF
19TH AVENUE) PART OF LOT 31, CONCESSION 7 (WARD 6) (FILE NO.
PLN 20 134853) (10.7)**

Biju Karumanchery, Director of Planning & Urban Design, addressed the Committee and summarized the details outlined in the report. Mr. Karumanchery advised that the application is for a draft Plan of Subdivision to create block for

public park, public road, and residential development comprised of two eight storey buildings and townhouses in the South West Quadrant.

Mojan Rasouli, representing the applicant, provided a presentation on the proposed development.

David Jones withdrew his request to make a deputation on the proposed development.

Committee discussed the following relative to the preliminary report:

- The parking spaces being proposed (below ground and surface parking);
- The ownership and maintenance of the roads;
- The buffer requested by the Toronto Region & Conservation Authority;
- The location and size of the proposed public park;
- The alignment of the intersection at Dickson Hill and the impact it may have on local traffic.

Mr. Karumanchery advised that intersections are aligned for safety purposes.

Ms. Rasouli advised that street “A” will be a public road and that the road in the condominium complex will be a private road. The applicant is working with staff on the maintenance of the roads. The condominium will include both underground and surface parking. More details on the parking will be available during the site plan review process.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report titled “PRELIMINARY REPORT, Flato Developments Inc., Application for Draft Plan of Subdivision to create blocks for a public park, public road and residential development comprised of two (2) 8-storey buildings and townhouses in the south-west quadrant of Highway 48 and the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (north of 19th Avenue), Part of Lot 31, Concession 7 (Ward 6), (File No. PLN 20 134853)”, be received.

Carried

8.6 MARKHAM SUB-COMMITTEE MINUTES (10-20 FINCHAM AVENUE) – APRIL 20, 2021 (10.0)

Biju Karumanchery, Director of Planning and Urban Design, advised that a Markham Sub-Committee meeting was held on April 20, 2021, to obtain feedback from the community

on a development proposal located at 10-20 Fincham Avenue for low-rise townhomes and semi-detached dwellings.

Chris Rogge, Shama Remutla, Shelia Coleman and Elizabeth Brown made deputations expressing concern regarding the proposed development at 10-20 Fincham Avenue. Some of their concerns included:

- The density of the proposal;
- The height, width and design of the semi-detached dwellings and townhomes being proposed;
- That the proposal is not compatible with the neighbourhood and that it will impact their property values;
- The impact the proposal will have on traffic;
- That having the side of the townhomes face Fincham Avenue will create a wall like appearance;
- That the existing zoning for the neighbourhood does not apply to this application;
- Suggested that building single detached dwelling would be more appropriate for the area.

Adam Layton, representing the applicant, advised that the proposal has changed since originally considered by the Development Services Committee. The hammer head has been replaced with a right-in and right-out on 16th Avenue, and more rear yard space has been added to some of the dwellings. Mr. Layton also advised that the the City's Official Plan permits for three storey dwellings in the area, and that the traffic study was completed in April 2018.

Councillor Karen Rea thanked the residents for their deputations.

Moved by Councillor Karen Rea
Seconded by Councillor Andrew Keyes

1. **That deputations by Chris Rogge, Shama Remutla, Shelia Coleman and Elizabeth Brown on the proposed development located at 10-20 Fincham Avenue, be received.**
2. That the minutes of the Markham Sub-Committee (10-20 Fincham Avenue) meeting held April 20, 2021, be received for information purposes.

Carried

8.7 CITY OF MARKHAM COMMENTS ON PLANNING ACT CHANGES REGARDING SUBDIVISION CONTROL AND CONSENTS IN BILL 276 (10.0)

Biju Karumanchery, Director of Planning & Urban Design, and Francesco Santaguida, Assistant City Solicitor, addressed the Committee and summarized the details outlined in the report. The report includes the City of Markham's comments on the *Planning Act* changes regarding subdivision control and consents in Bill 276.

Committee discussed the following relative to the staff report:

- Questioned the province's reasoning for creating a Minister's Consent Order;
- Suggested the province should review the entire planning process;
- Expressed concerned that a Minister's Consent Order could impact municipal planning;
- Suggested that properties severed under the a Minister's Consent Order should still require to be in compliance with municipal by-laws;
- Suggested that it should be explicit that the Minister's Consent Order can only be applied in matters of a provincial interest.

Staff clarified that it is presumed that the province is creating the Minister's Consent Order to try to improve the planning process, make housing more affordable, and advance public transit.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham's Comments with respect to ERO Number 019-3495;
2. That this report be forwarded to the Provincial Standing Committee on General Government as the City of Markham's Comments with respect to Bill 276, Supporting Recovery and Competitiveness Act, 2021;
3. That Council for the City of Markham does not support the following changes to the Planning Act related to:
 - a. the Proposed Minister's Consent Order; and
 - b. allowing purchasers of land to apply for a consent; and
- 4. That should the Province enact the Minister's Consent Order changes to the *Planning Act*,**
 - a. That the legislation specify that any remnant parcels created by a Minister's Consent Order be required to comply with the local municipality's Official Plan and Zoning By-law;**
 - b. That the legislation specify that a Minister's Consent Order apply only to matters that have a Provincial Interest; and**
 - c. That the Minister notify and consult the Council of the municipality where a Consent Order is sought prior to issuing a Minister's Consent Order;**

5. That Council for the City of Markham supports the proposed one-year extension for an applicant to fulfill conditions of a consent, and that the Planning Act be amended to allow the extension to be delegated to staff;
6. That Council for the City of Markham request an additional change to the Planning Act that allows for land to merge automatically where it is required by a condition of the consent; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. MOTIONS

9.1 GTA WEST CORRIDOR (413 HIGHWAY) (5.10)

Councillor Keith Irish assumed the role of Chair at 2:10 PM.

Darryl Lyons, Manager, Policy, reported that the Honourable Jonathan Wilkson, Federal Environmental Minister announced this morning (May 3, 2021) that it will undertake an environmental assessment of the proposed GTA West Highway 413, as it has been designated under the federal impact assessment process due to expert findings showing that it may effect federally-listed endangered species.

Mayor Frank Scarpitti requested that motion be deferred to a future Development Services Committee to provide an opportunity for both the Ontario Ministry of Transportation, and Staff to provide a presentation on the project.

Tony Malfara, spoke in support of the motion and in opposition to the proposed Highway 413, as it may negatively impact traffic flow on regional roads. Mr. Malfara also suggested that the province should consider subsidizing Highway 407 toll fees for commercial vehicles, as an alternative to building the highway.

Peter Miasek, spoke in support of the motion and rapid transit, and in opposition to the proposed Highway 413 due to environmental concerns.

Sherry Dralsey, spoke in support of the motion, suggesting that the proposed Highway 413 would impede traffic flow west of Highway 400. Ms. Drasley also supported the subsidizing of Highway 407 toll fees for commercial vehicles as a way to improve traffic flow.

Alexis Whalen, spoke in support of the motion, as it prioritizes transit over cars.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the deputations by Peter Miasek, Sherry Dralsey, Alexis Whalen on the GTA West Corridor (HWY 413), be received; and,
2. That the rules or procedure be waived to permit the deputants to speak again on the GTA West Corridor (HWY 413) at the upcoming Development Services Committee meeting where this matter will be discussed.

Carried (2/3 Vote)

**Moved by Councillor Andrew Keyes
Seconded by Mayor Frank Scarpitti**

1. That Agenda Item No. 9.1 GTA West Corridor (HWY 413), be deferred to the earliest possible Development Services Committee meeting; and,
2. That the Ontario Ministry of Transportation and Staff provide a presentation on the GTA West Corridor (HWY 413) at this meeting.

Carried

9.2 YONGE NORTH SUBWAY EXTENSION (YNSE) MARKHAM THREE (3) STATION AREA STUDY (5.10)

Deputy Mayor Don Hamilton assumed the role of Chair at 2:50 PM.

Deputy Mayor Don Hamilton read the proposed motion regarding the Yonge North Subway Extension (YNSE) Markham Three (3) Station Area Study.

Darryl Lyons, Manager, Policy reviewed the revisions that were made to the motion after it was published and clarified that motion does not address the alignment of the Yonge subway.

Regional Councillor Jones advised that his intent for the motion is to build a business case in support of the Royal Orchard and Clark Avenue subway stations.

Committee discussed the following relative to the proposed motion:

- The process that would be followed to conduct the study within the required timelines;
- Funding and timing of the study;
- Whether the Steeles station should be included in the the study;

- Consultation with the City of Vaughan when conducting the study;
- Using existing funds in the 2021 budget to conduct the study.

Mr. Lyons advised that the study could be paid for through the Yonge Corridor Secondary Plan budget as preliminary work to the secondary plan, but will require additional funding to complete the secondary plan process following the study. Mr. Lyons also advised that while completion of the study within the required timeframe will be challenging, the revisions to the motion do provide additional flexibility to retain a consultant more quickly than was originally proposed.

Moved by Regional Councillor Jim Jones
Seconded by Councillor Keith Irish

WHEREAS the Province is undertaking the planning studies for the Yonge North Subway Extension (YNSE); and,

WHEREAS on March 18, 2021 Metrolinx released the Initial Business Case that affects the City of Markham and recommends advancing design of the YNSE; and

WHEREAS the Initial Business Case proposes up to four stations along the 8-kilometre subway extension and a new easterly route realignment at Royal Orchard that proposes the subway travel under an established residential neighbourhood in order to connect to the GO/CN Corridor; and,

WHEREAS intensification and redevelopment needs to occur along major rapid rail transit corridors like Yonge Street to support Provincial growth direction and to build sustainable communities, including the realization of transit-oriented communities; and,

WHEREAS the City undertook a study in 2020 entitled “Yonge North Subway Intensification Analysis” to identify development potential and population and employment forecasts and densities within the Steeles Avenue, Clarke Avenue, Royal Orchard Boulevard, Langstaff Gateway and Richmond Hill Centre Station Areas that was provided to Metrolinx as input into the Initial Business Case for the YNSE; and further,

WHEREAS it is necessary for the City to undertake additional technical work to confirm the Transit Oriented Community potential surrounding Steeles, Clark and Royal Orchard Station areas as preliminary work toward a Secondary Plan exercise for the Yonge Street Corridor and to inform the YNSE process.

Therefore, now be it resolved:

1. **That while the City of Markham approved funding for the Yonge Street Corridor Secondary Plan as part of the 2021 Capital budget, the City should accelerate work around the Steeles, Clark and Royal Orchard station areas** beginning with a land use/built form study as work towards development of the Yonge Street Corridor Secondary Plan to confirm development potential and a preliminary land use concept, including 3D modelling and financial analysis, **generally located within the Region’s “2020 Proposed Major Transit Station Areas, September 2020”, including:**
 - a. Steeles Subway Station (MTSA 7) and lands within its 800-metre catchment area to the north
(generally eastern boundary is Dudley Avenue, northern boundary is the CN tracks, western boundary is Yonge Street and southern boundary is Steeles Avenue);
 - b. Clark Subway Station (MTSA 6) and lands within its 800-metre catchment area (generally eastern boundary is Dudley Avenue, north boundary is Elgin Street, Yonge Street is the western boundary, and the CN tracks are the southern boundary); and,
 - c. Royal Orchard Subway Station (MTSA 70) and lands within its 800-metre catchment area (generally Royal Orchard is the southern boundary, Yonge Street is the western boundary, southern boundary of Holy Cross Cemetery is the northern boundary and eastern boundary to be determined);
2. **That York Region, City of Toronto and City of Vaughan be consulted as part of the study to consider inter-municipal transit-oriented opportunities; and,**
3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution and report back to Development Services Committee at completion of the study.
4. Be it further resolved, that a copy of this resolution be sent to:
 - Hon. Caroline Mulroney, Minister, Ministry of Transportation;
 - Hon. Kinga Surma, Associate Minister of Transportation;
 - Hon. Laurie Scott, Minister of Infrastructure;
 - Hon. Jeff Yurek, Minister of the Environment, Conservation & Parks;
 - Hon. Steve Clark, Minister of Municipal Affairs and Housing;

- Hon. Victor Fedeli, Minister of Economic Development, Job Creation and Trade;
- Hon. Catherine McKenna, Minister of Infrastructure and Communities;
- Phil Verster, President and CEO, Metrolinx;
- John MacKenize, CEO, Toronto and Region Conservation Authority;
- Wayne Emmerson, Chairman and CEO, York Region;
- Chris Raynor, Regional Clerk, Regional Municipality of York;
- Stephen Huycke, City Clerk, City of Richmond Hill;
- Todd Coles, City Clerk, City of Vaughan;
- All Members of Federal Parliament in the Regional Municipality of York;
- All Members of Provincial Parliament in the Regional Municipality of York; and,
- All Members of Regional Council in the Regional Municipality of York.

Carried

10. NOTICES OF MOTION

There were no notices of motions.

11. NEW/OTHER BUSINESS

There was no other business.

12. ANNOUNCEMENTS

There were no announcement.

13. CONFIDENTIAL ITEMS

**Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea**

That the following items on the May 3, 2021 Development Services Confidential Agenda be addressed at the May 4, 2021 Council meeting:

13.1 Development and Policy Issues

- 13.1.1 Unionville Sub-Committee Confidential Minutes – March 2, 2021 (10.0)
[Section 239 (2) (C)]**

13.1.2 Advice That is Subject to Solicitor-Client Privilege, Including Communications Necessary for That Purpose; (10-20 Fincham Avenue) (8.0) [Section 239 (2) (F)]

Carried

14. ADJOURNMENT

That the Development Services Committee adjourn at 4:15 PM.