

Special Development Services Committee Minutes

Meeting Number 27

December 13, 2021, 9:00 AM - 1:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
Staff	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	Cristin Miller, Supervisor of Zoning
Staff	Andy Taylor, Chief Administrative Officer	Geoff Day, Senior Planner, Zoning & Special Projects
	Arvin Prasad, Commissioner, Development Services	Loy Cheah, Senior Manager, Transportation
	Morgan Jones, Commissioner, Community Services	Darryl Lyons, Manager, Policy
	Claudia Storto, City Solicitor and Director of Human Resources	Brad Roberts, Manager, Zoning and Special Projects
	Stephanie DiPerna, Director, Building Standards	Amanda Crompton, Planner II
	Frank Clarizio, Director, Engineering	Marty Rokos, Senior Planner
	Biju Karumanchery, Director, Planning & Urban Design	Hristina Giantsopoulos, Election & Committee Coordinator
	Bryan Frois, Chief of Staff	Laura Gold, Council/Committee Coordinator
	Ron Blake, Senior Development Manager, Planning & Urban Design	Mary-Jane Courchesne
	Francesco Santaguida, Assistant City Solicitor	Mary Caputo, Manager of Development, West District

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1. CALL TO ORDER

The Special Development Services Committee convened at 9:05 AM with Regional Councillor Jim Jones in the Chair.

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 current treaty holders 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.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. COMMUNICATIONS

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

That the following written submissions on the revised alignment of the Yonge North Subway Communication be received:

1. Lav Shelat

Carried

4. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

4.1 UPDATE ON METROLINX ANNOUNCEMENT OF REVISED ALIGNMENT OF YONGE NORTH SUBWAY EXTENSION (10.0, 13.2)

Arvin Prasad, Commissioner of Development Services, advised that Metrolinx announced on December 8, 2021, a revised alignment for the Yonge North Subway Extension (YNSE) that would go under fewer homes and result in deeper tunnels.

Darryl Lyons, Manager, Policy, provided a presentation on Metrolinx's announcement on the revised alignment of the YNSE. Mr. Lyons advised that a representative from Metrolinx will provide a more detailed presentation on the revised alignment at a Development Services Committee meeting in January 2022.

Peter Palframan provided a deputation in opposition to the revised alignment of the YNSE. Mr. Palframan expressed concern that the new alignment, referred to as the ‘Green Alignment’, still goes under homes, a school, a condominium, a creek, and a ravine when it could travel directly under Yonge Street. Mr. Palframan suggested that any alternative alignment will be more complicated and disruptive to the existing community than an alignment that travels directly under Yonge Street.

Committee provided the following feedback on the Revised YNSE Alignment:

- Questioned when the final decision on the YNSE will be decided;
- Questioned if the revised alignment of the YNSE goes under the Thornhill Golf Club;
- Noted that York Region is proposing a 1% tax levy to pay for its portion of the YNSE;
- Questioned where the proposed Royal Orchard Station would be located;
- Questioned if Metrolinx had looked at the option proposed by Peter Miasek and Transport Action Ontario for the alignment of the YNSE;
- Noted that updates on the YNSE should be communicated to the City in a more timely manner;
- Expressed concern that the revised alignment still goes under residential homes;
- Noted that Metrolinx evaluated the feedback it received from the City, the community and other stakeholders in its establishment of the revised alignment of YNSE.

Mr. Lyons clarified that the revised alignment of the YNSE will not go under the Thornhill Country Club, and that a potential Royal Orchard Station would be on Yonge Street. Mr. Lyons noted that the Province will need to respond on when a final decision on the YNSE alignment will be made.

Regional Councillor Jim Jones, Chair of the Development Services Committee, reminded that Metrolinx is hosting an Open House on the new alignment of the YNSE on December 16, 2021. The Chair also noted that Peter Miasek’s written submission to the Development Services Committee speaks to Metrolinx’s analysis of the alignment proposed by Transport Action Ontario for the YNSE.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

That the deputation by Peter Palframan on the Revised Alignment of the Yonge North Subway Extension be received; and,

That the written submission by Peter Miasek on the Revised Alignment of the Yonge North Subway Extension be received; and further,

That the presentation on the the Revised Yonge North Subway Extension be received.

Carried

5. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

5.1 UPDATE ON THE COMPREHENSIVE ZONING BY-LAW REVIEW (10.5)

Arvin Prasad, Commissioner of Development Services, introduced the item advising that the purpose of this item is to provide the Development Services Committee with an Update on the Comprehensive Zoning By-Law Review.

Nick McDonald, President of Meridian Planning Consultants and Brad Roberts, Manager of Zoning and Special Project provided a joint presentation on the Comprehensive Zoning By-Law Review.

The following deputations were provided the update on the Comprehensive Zoning By-Law Review:

Ian Free questioned if irregular lots will be addressed in the by-law, if there are definitions for the various types of roofs, if a larger lot coverage will be permitted for a bungalow, and if a draft copy of the proposed Comprehensive Zoning By-Law will be circulated to the public prior to the public consultation. Mr. Free congratulated staff on the work they have completed on the Comprehensive Zoning By-Law to date.

Chris Bergauer-Free questioned if there would be anything in the proposed Comprehensive Zoning By-law that: 1) protects trees from being removed; 2) supports energy efficient structures; 3) ensures secondary suites are registered; and 4) supports transit oriented communities.

Elizabeth Brown questioned if the net floor area permitted will vary in different areas, suggesting that the unique characteristics of communities must also be considered when standardizing the approach. Ms. Brown spoke to the importance of the height and side set backs of infill developments conforming with the existing community. Ms. Brown also requested that the public be provided with

enough time to review the proposed Comprehensive Zoning By-Law prior to the Statutory Public Meeting.

Committee discussed the following relative to the Comprehensive Zoning By-Law Review:

- Suggested that Council may need to re-look at rental accommodations to address housing affordability;
- Suggested that Heritage Districts should be treated uniquely in the Comprehensive Zoning By-Law, noting that the size of infill homes permitted should be smaller to reflect the unique character of these communities;
- Discussed the affordable housing provisions in the Comprehensive Zoning By-Law and if the provisions support affordable housing near transit;
- Questioned the project timelines, and next steps;
- Questioned if there are provisions that require double door garages;
- Discussed the mixed use designations for plazas and the tools being used to ensure they transition well with the existing community;
- Expressed concern that setting the maximum permitted front yard hard landscaping at 15% may not work in denser communities with smaller properties and multi-generations living in one house, as it does not address existing parking challenges in these communities;
- Noted the need to figure out if on street parking will be permitted in certain communities;
- Questioned if extended driveways will be addressed in the Comprehensive Zoning By-Law;
- Questioned if autonomous vehicles were researched as part of the research conducted;
- Questioned if there are restrictions regarding parking RVs on driveways;
- Requested that staff review basing the minimum interior side yard permitted on the front lot width, as it may be too restrictive and encourage the severing of lots rather than working within the existing parameter of the neighbourhood;
- Suggested that staff prepare visual examples of what would be permitted in an infill development to help Members of Council and the public understand what is being proposed;

- Requested staff prepare three or four videos that explain the key elements of the proposed Comprehensive Zoning-By-Law that can be shared with the public to help residents understand what is being proposed;
- Suggested that staff aim to present the proposed Comprehensive Zoning By-Law to the public in the fall of 2022;
- Questioned if there are restrictions regarding parking RVs on driveways.

The following responses were provided to inquiries from the Committee and public:

Affordable Housing

Staff are conducting an Affordable Housing Study, which will provide Council with recommendations at the completion of the study that can be addressed through the Comprehensive Zoning By-Law. There are also provisions in the proposed Comprehensive Zoning By-Law that support affordable housing, including provisions supporting affordable housing near transit stations.

Staff advised that the Comprehensive Zoning By-Law could be appealed to the Ontario Land Tribunal if it does not permit for secondary suites in single detached, semi-detached, and townhouse dwellings. Staff further advised that the City does not permit illegal second suites and strives for all second suites to be registered to ensure the safety of its residents.

Project Timelines & Next Steps

The project timelines have not been set at this time. One of the next steps will be to hold a Statutory Public Meeting. Staff will ensure adequate time is permitted for residents to review the proposed Comprehensive Zoning By-Law prior to the public meeting.

Autonomous Vehicles

Staff undertook preliminary research on autonomous vehicles, but there was not enough information available to include any special provisions for these types of vehicles in the proposed Comprehensive Zoning By-Law at this time.

Roof Types

A definition for roofs that is based on the slope of the roof will be included in the proposed Comprehensive Zoning By-Law to avoid interpretations of roof types.

Front Yard Set-Back and Interior Side Yards

For infill areas, the Draft proposes that the minimum front yard set-back will be 7.5 metres or the average setback of the two adjacent neighbouring lots. The minimum interior side yard will increase with the width of the property with the intent of requiring a larger side yard as the lot width increases.

Lot Coverage

A larger lot coverage will be permitted for a pure bungalow.

Tree Preservation

The City's Tree Preservation By-Law regulates the preservation and removal of trees in the City of Markham.

Parking

Staff advised that parking issues in denser KDA's or other intensification areas can be addressed through site specific applications. For denser communities, on street parking options would be addressed through other processes under the Municipal Act

Heritage Areas

The proposed Comprehensive Zoning By-Law will have separate terms for heritage areas. Heritage properties will also continue be regulated through the Site Plan Control process.

Extended Driveway By-Law

The Comprehensive Zoning By-Law will replace the existing Extended Driveway By-Law once it is approved by Council. The proposed Comprehensive Zoning separates driveway widening provisions from hard landscaping in the front yard. The By-Law proposes a maximum of 15% of the front lawn to be covered with hard surfaces, outside of the maximum driveway width.

Moved by Councillor Keith Irish

Seconded by Councillor Alan Ho

1. **That the deputations by Ian Free, Chris Bergauer-Free, and Elizabeth Brown be received; and,**
2. That the presentation titled " Comprehensive Zoning By-law Project" be received for information purposes.

Carried

6. ADJOURNMENT