

## Electronic Development Services Public Meeting Minutes

**Meeting Number: 8**  
**June 7, 2022, 7:00 PM - 10:00 PM**  
**Live streamed**

Roll Call	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
Regrets	Mayor Frank Scarpitti	
Staff	Clement Messere, Manager, Development – West District Stacia Muradali, Manager, Development – East District Hailey Miller, Planner I, West District Marty Rokos, Senior Planner	Carlson Tsang, Senior Planner Stephen Lue, Senior Development Rajeeth Arulanantham, Assistant to Council/Committee Laura Gold, Council/Committee Coordinator

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### **1. CALL TO ORDER**

The Development Services Committee convened at 7:04 PM with Councillor Keith Irish in the Chair.

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

There were no disclosure of pecuniary interest.

### **3. DEPUTATIONS**

Deputations were heard with the respective item.

## 4. REPORTS

### 4.1 PUBLIC MEETING INFORMATION REPORT ORCHDALE HOMES (STEELES) INC. C/O MALONE GIVEN PARSONS 330 AND 336 STEELES AVENUE EAST OF BAYVIEW ZONING BY-LAW AMENDMENT TO PERMIT 17 THREE STOREY TOWNHOUSES FILE NO.: PLAN 21 139369 (10.0)

The Public Meeting on this date was to consider an application submitted by Orchdale Homes (Steeles) Inc., application for Zoning By-law Amendment to permit 17 townhouse dwelling units on Steeles Avenue and on a private road accessed from Steeles Avenue on the subject lands.

The Committee Clerk advised that 327 notices were mailed on May 18, 2022, and a Public Meeting sign was posted on May 17, 2022. There was 1 written submission received regarding this proposal.

Stephen Lue, Senior Manager of Development, introduced the item.

Marty Rokos, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Lauren Capilongo, Malone Given Parsons, provided a presentation on the proposed development.

There were no deputations on this item.

The Committee provided the following feedback on the proposed development:

- Asked for a brief overview of the development activity happening on the north side of Steeles Avenue;
- Noted the proposed development should be developed in a way that compliments existing and future developments in the area;
- Noted that the Applicant should be required to replace any trees on Huckleberry Lane that will be impacted by the proposed development;
- Suggested the parking spaces should not be too close to the road, and that there should be more amenity space;
- Noted that there was no place for snow and waste removal.

Staff responded and provided clarification to inquiries from the Committee.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Jack Heath

1. **THAT the written submission by Janet Maclean regarding the Application for Zoning By-law Amendment to permit a townhouse development comprised of 17 townhouses within four townhouse blocks (the “Proposed Development”) at 330 and 336 Steeles Avenue East, File No. PLAN 21 139369 (Ward 1), submitted by Orchardale Homes (Steeles) Inc., be received;**
2. THAT the Public Meeting Information Report for the Application for Zoning By-law Amendment to permit a townhouse development comprised of 17 townhouses within four townhouse blocks (the “Proposed Development”) at 330 and 336 Steeles Avenue East, File No. PLAN 21 139369 (Ward 1), submitted by Orchardale Homes (Steeles) Inc., be received;
3. THAT the Record of the Public Meeting held on June 7, 2022, with respect to the Application for Zoning By-law Amendment to permit a townhouse development comprised of 17 townhouses within four townhouse blocks (the “Proposed Development”) at 330 and 336 Steeles Avenue East, File No. PLAN 21 139369 (Ward 1), submitted by Orchardale Homes (Steeles) Inc., be received;
4. THAT the application by Orchardale Homes (Steeles) Inc., to amend Zoning By-law 1767, as amended, be referred back to staff for a report and recommendation to evaluate the proposal.
5. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PUBLIC MEETING INFORMATION REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT TWO SEMI-DETACHED DWELLINGS AT 157 HENDERSON AVENUE FILE NO.: PLAN 21 145538 (10.0)**

The Public Meeting on this date was to consider an application submitted by HB Developments, application for Zoning By-law Amendment to permit two semi-detached dwellings (four units) on the subject property. The semi-detached dwellings are proposed to be two storeys in height.

The Committee Clerk advised that 268 notices were mailed on May 18, 2022, and a Public Meeting sign was posted on May 17, 2022. No written submissions were received regarding this proposal.

Stephen Lue, Senior Manager of Development, introduced the item.

Hailey Miller, Planner I, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Franco Romano, RRP Action Planning Consultant, provided a presentation on the proposed development.

There were the following deputations on the proposed development:

Joan Honsberger expressed concern the following concerns regarding the proposed development: 1) that approving this development will open the door to approving greater density within the existing community; 2) that no enough space is being allocated for snow removal; and 3) that semi-detached dwellings do not fit with the character of the community, which is predominately comprised of single detached dwellings. Ms. Honsberger asked about the height of the semi-detached dwellings relative to the adjacent single detached home.

Evelin Elision expressed concern that the proposed semi-detached dwellings had single garage doors, as she was concerned that the future property owners would extend their driveways by paving their lawn to permit for two cars to park on the driveway. Ms. Ellison also expressed concern that the property located behind the semi-detached dwellings would no longer be able to access their property via the laneway, and that semi-detached dwelling were not compatible with the character of the area.

The Committee provided the following feedback on the proposed development:

- Suggested that design of the semi-detached dwellings did not fit with the character of the neighbourhood;
- Suggested that remaining laneway of the property owner behind the proposed semid-etached dwellings should not look out of place;
- Questioned if the speed hump would be moved, and if it would be at the expense of the Applicant;
- Suggested that the proposed semi-detached dwellings were not wide enough, and that either 4 townhomes or two larger single detached dwellings may be more appropriate;
- Noted that in British Columbia different types of housing are successfully mixed within existing communities.

Mr. Romano clarified that the height of the two storey semi-detached dwellings complies with the existing Zoning By-Law for this community, and that the semidetached dwellings were designed to complement and match the existing homes in the community. Mr. Romano advised that four semi-detached dwellings

were being built rather than two single detached dwellings with the objective of keeping the homes more affordable. Mr. Romano explained that the property located behind the semi-detached dwellings will still be able to access their property, as the laneway will remain on their side of the property line, noting the laneway is currently shared.

Ms. Miller advised that it is the Applicant is responsible for moving the speed hump at no cost to the City.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. **THAT the deputations by Joan Honsberger, and Evelin Ellison regarding the Application for Zoning By-law Amendment by Mehdi Emmamian, to permit two semi-detached dwellings at 157 Henderson Avenue, File No. PLAN 21 145538 (Ward 1)", be received;**
2. THAT the report entitled, "PRELIMINARY REPORT, Application for Zoning By-law Amendment by Mehdi Emmamian, to permit two semi-detached dwellings at 157 Henderson Avenue, File No. PLAN 21 145538 (Ward 1)", be received;
3. THAT the Record of the Public Meeting held on June 07, 2022, with respect to the proposed Zoning By-law Amendment to permit two semi-detached dwellings at 157 Henderson Avenue, File No. PLAN 21 145538 (Ward 1), be received;
4. THAT the application by Mehdi Emamian, for a Zoning By-law Amendment, File
5. PLAN 21 145538, be referred back to Staff for a report and a recommendation; and,
6. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.3 PUBLIC MEETING INFORMATION REPORT REGION OF YORK  
SOUTH WEST CORNER OF DONALD COUSENS PARKWAY AND  
14TH AVENUE OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENT TO PERMIT A FOUR-STOREY AND SIX STOREY  
APARTMENT BUILDINGS WITH 154 UNITS**

**FILE NO.: PLAN 21 12161 (WARD 7) (10.0)**

The Public Meeting this date was to consider an application submitted by Regional Municipality of York, application for Official Plan Amendment and Zoning By-law Amendment to permit the development of two affordable rental buildings, which will be operated by Housing York Inc.

The Committee Clerk advised that 172 notices were mailed on May 18, 2022, and a Public Meeting sign was posted on May 4, 2022. There were 2 written submissions received regarding this proposal.

Stephen Lue, Senior Manager of Development, introduced the item.

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

Leigh McGrath, York Region, provided a presentation on the proposed development.

The following deputations were provided on the proposed development:

Charles Sutherland spoke in support of the proposed affordable housing project. Mr. Sutherland spoke of his experience assisting with the development of affordable housing in collaboration with six churches 30 years ago. Mr. Sutherland noted that it takes a lot of time and planning to develop affordable housing and that there has not been a lot of affordable housing built in the last 30 years. Mr. Sutherland noted that Ontario is in a housing crisis and worries that his children will not be able to afford to live in Markham after they graduate from university. Mr. Sutherland thanked Markham Council for trying to address affordable housing.

Syed Mehdi, resident residing across the street from the proposed development, spoke in opposition to the affordable housing project, as the location is not ideal for affordable housing due to there being limited and infrequent transportation in this area, and housing type not matching the existing community.

Murugesh Subramanian, Box Grove Resident, spoke in opposition of the proposed affordable housing project, expressing the following concerns: the community is zoned for low rise residential; it does not fit with the character of the existing community, which is comprised mostly of single detached dwellings; it will place additional stress on existing community amenities, as there are not that many parks located within the community; it will have a negative impact on the wildlife living in Bob Hunter Park; the privacy and safety of children living in the community will be jeopardized.

Alessandro Sisti, Box Grove Resident, spoke in favour of the affordable housing development, and spoke about the housing crisis Canada is facing. Mr. Sisti noted

that he did not know a single person his age who would be able to afford a home in Markham, and further noted that voices of those who want to live in Markham but cannot afford to are not being heard at tonight's meeting.

Pricilla Chan, young professional and resident of Box Grove, expressed the following concerns regarding the proposed affordable housing development: the City should not permit new developments in the area as the City is not looking after the current community (i.e. maintaining the parks in the community); that the community received little information in regards to the proposed affordable housing complex; that the location is not ideal as there is limited transit in the area; and that the project will create safety concerns for residents. Ms. Chan questioned why this location was idea for affordable housing, and how this project benefits existing residents in the community.

Adriano Lombardi, Box Grove resident, spoke in opposition of the project, expressing the following concerns: the location is not idea, as there is only limited and infrequent transit serving this community and minimal employment opportunities nearby; it will make existing traffic concerns worse; and the project's development process has been poorly managed.

Gilbert Tsui, Box Grove Resident, noted that affordable housing is needed, but that careful consideration needs to be taken when selecting the location. Mr. Tsui expressed the following concerns regarding the proposed affordable housing project: the process for consulting the community on the proposed development was not well managed; there is a single detached dwelling located directly across from the proposed entrance to the building; the pollution it will create; and that there are not a lot community amenities nearby.

Asma Syed, Box Grove resident, advised she is a huge proponent of affordable housing, but questioned how existing infrastructure will support the proposed affordable housing, noting there is limited public transportation to this area. Ms. Syed questioned the economic benefit of the proposed affordable housing to the existing community, and what the community infrastructure would like during and after this project is completed.

Nimisha Patel, Box Grove Resident, advised that affordable housing needs to be at the forefront, and questioned how we can vote against it while we are in a housing crisis, but noted the importance of hearing residents' feedback on the proposed affordable housing. Ms. Patel expressed concern that residents were not able to provide feedback on the application at the Community Information Meeting held in January. Ms. Patel suggested that a meeting should be set-up with the residents living on Vettese Court, and Moore's Court. Ms. Patel noted that the

community does not have access to frequent transit service, and that she wanted the community to thrive.

The Committee provided the following feed on the proposed affordable housing development:

- Noted that there is great need for affordable housing, and that one of the greatest costs associated with building affordable housing is the cost of land;
- Suggested that there should be a right-in/right-out entrance onto Donald Cousens Parkway, or that the entrance should be moved further north-east;
- Objected to having the entrance on Vettese Court;
- Questioned if the staging area of the proposed development could be moved;
- Expressed concern that the TRCA was not contacted regarding York Region's flooding concerns;
- Questioned if there was an opportunity to improve the blending of the architecture of the proposed affordable housing with the existing community;
- Provided examples where affordable housing has been successfully blended into existing communities comprised mainly of single detached dwellings;
- Noted that it is not easy to find affordable housing locations;
- Suggested that this is not the right location for affordable housing, as it should be built closer to a transit station;
- Suggested that affordable housing should be referred to as purpose built rentals, as there is a stigma when it is referred to as affordable housing;
- Noted that there is a need for purpose built rentals for people on fixed incomes;
- Questioned if there is an opportunity to have all the parking underground;
- Clarified that the project can be appealed to the Ontario Land Tribunal;
- Noted that it will be a lot of work for the property manager to move the waste to the central waste room.

Councillor Khalid Usman advised that he will not support the application as he represents the residents of his Ward and they have expressed a number of concerns regarding the proposed location of the affordable housing.



City Staff and York Region Staff provided the following responses to inquiries from the Committee and the Public:

York Region Staff advised that the staging area cannot be moved, as this area is needed to store critical infrastructure that needs to be accessible during an emergency. They further advised that there may be opportunities to make enhancements to the entrance, and to the 4 storey building that would improve the blending of the development with the existing community. They also advised that there will be underground parking as part of phase two of the proposed development, noting that underground parking was not feasible for the building with 48 units, as there is not enough units to justify the high cost of providing the underground parking for this building. Furthermore, they clarified that the two buildings will share a waste room, which will be located in a central spot.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. **THAT the written submissions by Kwai Sheung Wan & Kam Moon Wong regarding the Applications for Official Plan and Zoning By-law Amendments to permit two affordable rental buildings with a height of four and six storeys (Ward 7), File No. PLAN 21 120261” at the southwest corner of 14th Avenue and Donald Cousens Parkway, submitted by the Regional Municipality of York, be received; and,**
2. **THAT the deputations by Charles Sutherland, Syed Mehdi, Murgesh Subramanian, Alessandro Sisti, Pricilla Chan, Adriano Lombardi, Gilbert Tsui, Asma Syed, Nimisha Patel regarding the Applications for Official Plan and Zoning By-law Amendments to permit two affordable rental buildings with a height of four and six storeys (Ward 7), File No. PLAN 21 120261” at the southwest corner of 14th Avenue and Donald Cousens Parkway, submitted by the Regional Municipality of York, be received; and,**
3. THAT the report entitled, “PRELIMINARY INFORMATION REPORT – Applications for Official Plan and Zoning By-law Amendments to permit two affordable rental buildings with a height of four and six storeys (Ward 7), File No. PLAN 21 120261” at the southwest corner of 14th Avenue and Donald Cousens Parkway, submitted by the Regional Municipality of York, be received; and,
4. THAT the Record of the Public Meeting held on June 7, 2022, with respect to the proposed Official Plan and Zoning By-law Amendments submitted by the Regional Municipality of York for the lands located at the southwest corner of

14th Avenue and Donald Cousens Parkway (File No. PLAN 21 20261), be received; and,

5. THAT the Application submitted by the Regional Municipality of York, for the proposed Official Plan and Zoning By-law Amendments (File No. PLAN 21 20261), be referred back to staff for a report and recommendation; and further,
6. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5. ADJOURNMENT**

Moved by Councillor Andrew Keyes  
Seconded by Councillor Reid McAlpine

That the Development Services Public Meeting adjourned at 10:40 PM.

**Carried**