

Development Services Committee Meeting Minutes

Meeting Number: 4
January 17, 2023, 9:30 AM - 1:00 PM
Live streamed

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 Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Councillor Andrew Keyes	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Adam Grant, Fire Chief Stephanie DiPerna, Director, Building Standards Frank Clarizio, Director, Engineering Bryan Frois, Manager of Executive Operations & Strategic Initiatives Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Sabrina Bordone, Manager, Development - Central District Loy Cheah, Senior Manager, Transportation	Stephen Lue, Senior Manager, Development Clement Messere, Manager, Development - West District Hailey Miller, Planner I, West District Elizabeth Martelluzzi, Senior Planner Fei Yang, Senior Transportation Engineer Laura Gold, Council/Committee Coordinator Erica Alligood, Election & Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee Maggie Cheung-Madar, Assistant City Solicitor Hersh Tencer, Senior Manager, Real Property

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:36 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 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. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - DECEMBER 12, 2022 (10.0)

Moved by Regional Councillor Joe Li

Seconded by Councillor Amanda Collucci

1. That the minutes of the Development Services Committee meeting held on December 12, 2022 be confirmed.

Carried

4. DEPUTATIONS

Deputations were recorded with the respective item.

5. COMMUNICATIONS

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 SADDLECREEK DRIVE AT GALLERIA PARKWAY / ACTIVE ROAD PROPOSED ALL-WAY STOP (WARD 8) (5.12)

D. Porretta, ext. 2040

Arvin introduced Giulio Cescato - Director, Planning and Urban Design. Giulio Cescato is happy to be here and remarked that Markham is an exciting place to work. One of the most exciting places to do planning and is happy to be hear. Will work hard to learn portfolio and priorities.

The Committee welcomed Mr. Cescato

Arvin Prasad, Commissioner, Development Services, provided a brief introduction to this item, explaining that it is related to traffic concerns at Saddlecreek Drive and Galleria Parkway. Mr. Prasad noted that based on the analysis detailed in the report, an all-way stop is recommended.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the report entitled “Saddlecreek Drive at Galleria Parkway / Active Road Proposed All-way Stop (Ward 8)” be received; and,
2. That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include all approaches to the intersection of Saddlecreek Drive at Galleria Parkway / Active Road; and,
3. That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and,
4. That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$1,000, be funded from capital project #083-5350-22049-005 (Traffic Operational Improvements); and,
5. That York Regional Police be requested to enforce the all-way stop control upon installation of these stop signs and passing of the By-law; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 STREAMLINE DEVELOPMENT APPROVAL FUND PROJECT - GIS INTERFACE FOR DEVELOPMENT APPLICATIONS (10.0)

A. Farias, ext. 6900

Arvin Prasad, Commissioner, Development Services, introduced the presentation entitled "Streamline Development Approval Fund Project - GIS Interface for Development Applications." Mr. Prasad explained that this is one of the five streamlined development approval fund projects which were detailed at Development Services Committee in November 2022, and that the presentation will provide further detail on the new GIS Interface. Mr. Prasad explained that several municipalities have similar tools but noted that the City's new tool, which was developed in-house, is leading edge. Mr. Prasad highlighted the increased transparency and public confidence in the development application process, that his Team hopes the tool will lend to.

Mr. Prasad introduced Audrey Farias, Project Manager, who would provide the presentation, and Greg Czajko, GIS Analyst, who would provide a demonstration of the software.

Audrey Farias delivered the presentation entitled "Streamline Development Approval Fund Project - GIS Interface for Development Applications."

Greg Czajko provided a demonstration of the new software, demonstrating how a member of the public may explore development applications throughout the City, or how an applicant may view updates to their application. Mr. Czajko displayed the different functions within the application such as filtering and document links.

The Committee discussed the following as related to the presentation and software demonstration:

- Questioned the personal information which would be available through the software.
- Clarified that personally identifiable information (PII) would be removed or redacted from any records which would be made available through this application.
- Questioned if the current GIS System would continue to be available for use, as it provides additional functionality such as measuring distances from curbs.
- Confirmed that the new software provides additional functionality, but that there would be no changes at this time to current GIS services or mapping.
- Questioned if Tree Permit Applications and Building Permit Applications would be available to view through this new software?

- Confirmed that the Tree Department is working closely with GIS Staff to move Tree Permit Data onto the new software. Clarified that at this time, Building Permit Applications will remain on ePlan, which is another software being updated through the Streamline Development Approval Fund.
- Questioned how this tool achieves the goal of the Fund, which is to accelerate the building of homes.
- Explained that the five projects will work in tandem to accelerate the building of homes, with this project particularly lending to reduced response times, greater transparency, and ease of accessing information, which, in conjunction with the other four projects, will accelerate current processes.
- Questioned if this new software would allow for increased reporting, and furthermore, if reports could be downloaded by users.
- Clarified that, at this time, reports cannot be requested by users, but confirmed that Staff will continue to provide reports on current applications, which are currently provided to Council and Senior Management twice per month, dependent on volume. Confirmed that in future, they will look to provide reports on pre-consultations which have taken place as well.
- Questioned if user testing has taken place with members of the public to confirm that the software is user friendly for the general public.
- Confirmed that user testing was completed within ITS, with individuals chosen who were unfamiliar with the software, but that due to restricted timelines as part of the Fund, the software was not tested with members of the public.

Moved by Councillor Isa Lee

Seconded by Councillor Reid McAlpine

1. That the presentation titled, “Streamline Development Fund Project – GIS Interface for Development Applications”, be received; and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT THREE APPLICATIONS FOR ZONING BY-LAW AMENDMENT TO FACILITATE THE FUTURE SEVERANCES AND THE CREATION OF NEW LOTS WITH SITE-SPECIFIC ZONING PROVISIONS BY REGENCY PROPERTY INC. (REEGO XUE)

AT 4 SABISTON DRIVE (TWO NEW LOTS), 14 RIVER BEND ROAD (TWO NEW LOTS), AND 15 RIVER BEND ROAD (THREE NEW LOTS) (WARD 3) FILE NOS. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977 (10.5)

E. Martelluzzi, ext. 2193

Note: Report is now attached

Arvin Prasad, Commissioner, Development Services, provided an introduction and advised that this report is related to three zoning by-law amendments at the subject lands, 4 Sabiston Drive, 14 River Bend Road, and 15 River Bend Road. Mr. Prasad advised that the draft Zoning By-law Amendments seek to rezone the subject lands to allow for the future creation of 7 new lots. Mr. Prasad noted that since the last report to Development Services Committee, the Owner revised their proposal at 15 River Bend Road to reduce the number of new lots from four to three.

Mr. Prasad introduced Jim Kotsopoulos, JKO Planning Services Inc., who provided an update on to the applications, advising that through public consultation several changes had been made in response to comments and concerns made by the public and members of the Development Services Committee. Mr. Kotsopoulos advised that he and the Owner had worked diligently with the Local Ward Councillor and an abutting property owner to address issues, including the number of proposed lots.

The Committee questioned the elevations of the proposed single-detached dwellings that are three-storeys in height. Mr. Kotsopoulos clarified that while some of the proposed dwellings would technically be considered three-storeys per the Zoning By-law, they are functionally two-storeys. Mr. Kotsopoulos provided renderings of the proposed dwellings to illustrate the various facades.

The Committee noted potential concerns related to drainage and asked Engineering Staff to ensure that the water can be drained sufficiently.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Michael Chan

1. That the report dated January 17, 2023, titled "RECOMMENDATION REPORT, Three applications for Zoning By-law Amendment to facilitate the future severances and the creation of new lots with site-specific zoning provisions by Regency Property Inc. (Reego Xue) at 4 Sabiston Drive (two new lots), 14 River Bend Road (two new lots), and 15 River Bend Road (three new lots) (Ward 3), File Nos. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977, be received; and,
2. That the Zoning By-law Amendment applications (PLAN 21 130958, PLAN 21 130969, PLAN 21 130977) submitted by Regency Property Inc. (Reego Xue) to amend By-law 122-72, as amended, be approved and the draft Zoning By-law Amendments, attached hereto as Appendices 'A', 'B', and 'C', be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
3. That Council grant servicing allocation for up to seven residential units for the proposed development; and,
4. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9.2 RECOMMENDATION REPORT THORNHEIGHTS HOMES INC.,
APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT
FIVE SINGLE DETACHED DWELLINGS AT 16 KIRK DRIVE, FILE NO.
PLAN 21 115669 (WARD 1) (10.5)**

H. Miller, ext. 2945

Note: The item was referred back to Development Services Committee based on direction received at the Dec 13th Council meeting

Arvin Prasad, Commissioner, Development Services, introduced this item, noting that it was initially considered at Development Services Committee on December 12, 2022, and was deferred to this meeting. Mr. Prasad advised that the report pertains to an application for a Zoning Bylaw Amendment to re-zone lands at 16 Kirk Drive, to permit 5 new single detached dwellings with frontage on Kirk Drive. By way of background, Mr. Prasad advised that the Owner was in a position to appeal to the Ontario Land Tribunal but continues to pursue approval through Council. Council requested that a condition be added to the purchase and

sale agreement to prohibit paving of the front yards, but because the purchase of sale agreement is private, the condition could not be added. Mr. Prasad confirmed that the Owner has agreed to add a provision within the Zoning By-law for a minimum front yard soft landscape requirement. Mr. Prasad confirmed that Staff are working with the Owner on the wording of the proposed Zoning Bylaw.

The Committee heard a deputation from Robert Barton. Mr. Barton expressed overall support for the proposed development but asked that the side-yard setback onto Thornheights Road be increased by 1.9 m to a total 4.9m setback.

The Committee inquired if the proposed dwellings could be slightly reduced in footprint to allow for the additional setback requested by the deputant. Mr. Kotsopoulos clarified that an architectural design would be required to ensure the reduction would result in a practical living space, but noted that he expects the reduction would greatly impact the design and application.

The Committee agreed that the Owner and Agent have been cooperative with Council and City Staff and have accepted conditions and incorporated feedback as much as possible. Staff confirmed that they have reviewed various scenarios internally and with the Applicant to explore orienting the driveway of the 5th dwelling onto Thornheights Road. Staff advised that this orientation would not permit the parking of a vehicle, hence the current driveway orientation onto Kirk Drive. Staff also confirmed that the application is in line with current City requirements.

Staff confirmed that they have reviewed the application and that there are no concerns from a traffic perspective, however, they advised that they will monitor the intersection of Kirk Drive and Yonge Street, in conjunction with York Region, to see if any improvements are necessary.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Michael Chan

1. **That the written submissions from the following individuals be received:**
 - **Daniela Provenzano**
 - **James Zhang**
 - **Jane Winstanley**
 - **Ruth Devor; and,**
2. **That the deputation from Robert Barton be received; and,**

3. That the report dated December 12, 2022, titled, “RECOMMENDATION REPORT, Thornheights Homes Inc., Application for Zoning By-law Amendment to permit five single detached dwellings at 16 Kirk Drive, File No. PLAN 21 115669 (Ward 1)”, be received; and,
4. That the amendment to Zoning By-law 2150, as amended, be approved and the draft site-specific implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted without further notice; and,
5. That Council assign servicing allocation for a maximum of five single detached dwellings; and,
6. That York Region be advised that servicing allocation for five single detached dwellings has been granted; and,
7. That in accordance with the provisions of subsection 45(1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall, through this resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the Zoning By-law attached as Appendix ‘A’ to this report, before the second anniversary of the day on which the By-law was approved by Council; and,
8. That the Applicant be required to add additional landscaping on the eastern portion of the site near the last unit; and,
9. That a condition be added to the purchase of sale agreements prohibiting the paving of the front yard; and,
10. That the Local Councillor and staff continue to work with the Applicant on the elevation and design of the proposal; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 REQUEST FOR TRAFFIC CONTROL SIGNALS at MCCOWAN ROAD AND STREET B / DRIVEWAY TO FATHER MICHAEL MCGIVNEY CATHOLIC ACADEMY HIGH SCHOOL (WARD 8) (5.12 & 10.14)

F. Yang, ext. 3741 / H. Lo, ext. 4030

Arvin Prasad, Commissioner, Development Services, advised that this item is related to the request for York Region approval of traffic control signals at

McCowan Road and "Street B", which is a new public road, and is needed for safe vehicular access to the Stateview Development which is currently underway.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the report entitled, "Request for Traffic Control Signals at McCowan Road @ Street B (Ward 8)", be received; and,
2. That York Region be requested to approve the signalization of the intersection of McCowan Road @ Street B/driveway to Father Michael McGivney Catholic Academy High School, at the owner's (Stateview Homes (Nao Towns) Inc.) expense; and,
3. That the City Clerk send a copy of this report and Council resolution to York Region; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new business.

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Councillor Juanita Nathan

Seconded by Councillor Reid McAlpine

That, in accordance with Section 239 (2) (e) (c) of the Municipal Act, Development Services Committee resolve into a confidential session at 11:43 AM to discuss the following matters:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

**15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL
MINUTES - DECEMBER 12, 2022 (10.0)**

**15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD (8.0)
[SECTION 239 (2) (e)] - OLT APPEAL BY 2456965 ONTARIO INC.
(TIMES GROUP) - 3851-3863 HIGHWAY 7 AND
8-38 WATER WALK DRIVE (8.0)**

16. ADJOURNMENT

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

That the Development Services Committee adjourn at 11:58 AM.

Carried