

## Development Services Committee Meeting Minutes

**Meeting Number: 7**  
**February 28, 2023, 9:00 AM - 3:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
Staff	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Stacia Muradali, Manager, Development - East
	Trinela Cane, Commissioner, Corporate Services	John Yeh, Manager, Strategy & Innovation
	Arvin Prasad, Commissioner, Development Services	Hailey Miller, Planner I, West District
	Claudia Storto, City Solicitor and Director of People Services	Mark Visser, Senior Manager, Financial Strategy & Investments
	Adam Grant, Fire Chief	Martha Pettit, Deputy City Clerk
	Frank Clarizio, Director, Engineering	Erica Alligood, Election & Committee Coordinator
	Bryan Frois, Manager of Executive Operations & Strategic Initiatives	Evan Manning, Senior Heritage Planner
	Sabrina Bordone, Manager, Development - Central District	Chris Rickett, Director, Economic Development, Culture and Entrepreneurship
	Loy Cheah, Senior Manager, Transportation	Rajeeth Arulanantham, Assistant to Council / Committee
	Regan Hutcheson, Manager, Heritage	Clement Messere, Manager - West District
	Darryl Lyons, Deputy Director, Planning & Urban Design	Duran Wedderburn, Manager, Policy

**Alternate formats for this document are available upon request**

---

## **1. CALL TO ORDER**

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

The Committee recessed from 9:15 AM to 9:49 AM and from 11:00 AM - 11:10 AM to resolve technical issues.

The Committee recessed for lunch from 1:19 PM to 2:00 PM

## **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**

Councillor Ritch Lau declared a conflict of interest with respect to Item 9.2 as he resides in close proximity to the subject property.

Councillor McAplene declared a conflict with respect to confidential Item 14.2 added onto the agenda at today's meeting as a friend is an employee of the owner of the site.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JANUARY 31, 2023 (10.0)**

Moved by Regional Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the minutes of the Development Services Committee meeting held on January 31, 2023 be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 13, 2023 (10.0)**

Moved by Regional Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the minutes of the Special Development Services Committee meeting held on February 13, 2023 be confirmed.

**Carried**

#### **4. PRESENTATIONS**

##### **4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

The Development Services Committee recognized the following members of staff for their years of service:

##### **Chief Administrator's Office - Fire & Emergency Services**

Wayne Webster, Firefighter, Fire & Emergency Services, 20 years

Jeremy Acton, Battalion Chief, Fire & Emergency Services, 20 years

Glen Lindensmith, Captain, Fire & Emergency Services, 20 years

Kent Mortson, Battalion Chief, Fire & Emergency Services, 20 years

Brad Evans, Captain, Fire & Emergency Services, 20 years

##### **Community Services Commission**

Martin Barrow, Community Facility Coordinator, Recreation Services, 25 years

Jason Britton, Group Leader, Operations, 15 years

Aaron Gelling, Group Leader, Operations, 10 years

William Third, Truck Driver, Operations, 5 years

##### **Corporate Services Commission**

Lily Ng, Cashier, Financial Services, 20 years

Jeffrey Rahim, Supervisor, Municipal Law Enforcement, By-law & Regulatory Services, 20 years

#### **5. DEPUTATIONS**

##### **5.1 DEPUTATIONS - RECOMMENDATION REPORT, 2795886 ONTARIO INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT 107 DWELLING UNITS AT RUSSELL DAWSON ROAD, (WARD 2)**

**FILE NO. PLAN 21 136184 (10.5)**

See Item # 9.2 for details.

**5.2 DEPUTATION - MINOR HERITAGE PERMIT APPLICATION - FRONT YARD LANDSCAPE ALTERATIONS - 145 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (WARD 1) (10.0, 16.11)**

See Item #9.3 for details.

**5.3 DEPUTATION - ITEM # 14.1.3 - CONFIDENTIAL ITEM: LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (WARD 1) [SECTION 239 (2) (E)]; REQUEST FOR DIRECTION REPORT TIMBERCREEK**

**FOUR QUADRANT GP2 INC. OLT OP AND ZBL APPEAL (10.3, 10.5)**

Luis Olivera-Perez, Deputant, provided a deputation on behalf of the Aileen-Willowbrook Ratepayer Association (AWRA). Mr. Olivera-Perez noted that AWRA has made a submission to the Ontario Land Tribunal related to this appeal, noting that the main concerns with this proposal are the proposed height, the construction occurring elsewhere in the area, and concerns with the traffic influx this proposal may cause.

Evelin Ellison, Deputant, provided a deputation on behalf of Thornhill Ratepayer Association, advising that they have participated in the Ontario Land Tribunal hearing and read submissions to highlight concerns with heritage preservation, proposed architecture, and disruption of community amenities by the proposed development.

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Michael Chan

1. That the deputations from Luis Olivera-Perez and Evelin Ellison on the above noted subject matter be received.

**Carried**

**6. COMMUNICATIONS**

**6.1 COMMUNICATION - MINOR HERITAGE PERMIT APPLICATION – FRONT YARD LANDSCAPE ALTERATIONS - 145 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (WARD 1) (10.0, 16.11)**

**Note: Please refer to item 9.3 for staff report.**

Moved by Regional Councillor Joe Li  
 Seconded by Councillor Andrew Keyes

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
  - Homeira Shabsavand and Russol Heydari
  - David Jordon, Thornhill Conservation District Ratepayers Association
  - Joan Honsberger
  - Valerie Burke
  - Valerie Tate
  - Diane Berwick

**Carried**

**6.2 COMMUNICATION - RECOMMENDATION REPORT, 2795886  
 ONTARIO INC., APPLICATION FOR ZONING BY-LAW AMENDMENT  
 TO PERMIT 107 DWELLING UNITS AT RUSSELL DAWSON ROAD,  
 (WARD 2) FILE NO. PLAN 21 136184 (10.5)**

**Note: Please refer to item 9.2 for staff report.**

Moved by Regional Councillor Joe Li  
 Seconded by Councillor Andrew Keyes

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
  - David Li
  - Kevin Yip

**Carried**

**7. PETITIONS**

**7.1 PETITION - MINOR HERITAGE PERMIT APPLICATION – FRONT  
 YARD LANDSCAPE ALTERATIONS - 145 JOHN STREET,  
 THORNHILL HERITAGE CONSERVATION DISTRICT (WARD 1) (10.0,  
 16.11)**

**Note: Please refer to item 9.3 for staff report.**

Moved by Mayor Frank Scarpitti  
 Seconded by Councillor Isa Lee

1. That the petition regarding item 9.3 Minor Heritage Permit Application – Front Yard Landscape Alterations - 145 John Street, Thornhill Heritage Conservation District be received.

**Carried**

## **8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - FEBRUARY 6, 2023 (10.0)**

Moved by Deputy Mayor Michael Chan  
 Seconded by Councillor Karen Rea

1. That the minutes from the Development Services Committee Public meeting held on February 6, 2023 be confirmed.

**Carried**

### **8.2 UNIONVILLE SUB-COMMITTEE MINUTES - JANUARY 27, 2023 (10.0)**

Moved by Councillor Reid McAlpine  
 Seconded by Councillor Ritch Lau

1. That the minutes of the Unionville Sub-Committee meeting held on January 27, 2023, be received for information purposes.

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **9.1 RECOMMENDATION REPORT, MON SHEONG FOUNDATION, APPLICATION FOR SITE PLAN APPROVAL TO FACILITATE THE DEVELOPMENT OF AN EIGHT-STOREY LIFE LEASE BUILDING (PHASE 1) LOCATED ALONG THE NORTH SIDE OF APPLE CREEK BOULEVARD, EAST OF WOODBINE AVENUE, MUNICIPALLY KNOWN AS 36 APPLE CREEK BOULEVARD (WARD 2), FILE NO. SPC 22 115049 (10.6)**

Arvin Prasad, Commissioner, Development Services, provided an introduction advising that this item is an application for site plan approval at 36 Apple Creek

for an 8-storey life lease building. Mr. Prasad advised that these subject lands were rezoned through a Minister's Zoning Order, which allowed for a range of uses including long-term care and retirement facility uses. Mr. Prasad advised that Staff believe the development to be appropriate for this site, subject to technical comments being addressed by the applicant. Mr. Prasad introduced Eldon Theodore of MHBC Planning to provide a presentation.

Eldon Theodore, MHBC Planning, provided a presentation.

Deputy Mayor Chan commented that the existing Mon Sheong facility, located at 1 Sun-Yat Sen Avenue, is a tremendous institution for seniors living and commented that the development of long-term care homes in the community is very important due to lengthy waitlists.

Councillor Ritch Lau inquired as to the timeline to initiate Phase 3 of the development and if there is any opportunity to consider more than 6-storeys. Mr. Theodore advised that through the site plan process for Phase 3, heights could be re-considered. Mr. Theodore advised that the goal would be to create 320 long-term care beds.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Alan Ho

1. That the report titled, "RECOMMENDATION REPORT, Mon Sheong Foundation, Application for Site Plan Approval to facilitate the development of an eight-storey life lease building (Phase 1) located along the north side of Apple Creek Boulevard, east of Woodbine Avenue, municipally known as 36 Apple Creek Boulevard (Ward 2), File No. SPC 22 115049", be received; and,
2. That the Site Plan application (SPC 22 115049) submitted by Mon Sheong Foundation be endorsed in principle, subject to the conditions in Appendix 'A', and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate; and,
3. That Site Plan Endorsement shall lapse and Site Plan Approval will not be issued 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 time period; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.2 RECOMMENDATION REPORT, 2795886 ONTARIO INC.,  
APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT 107  
DWELLING UNITS AT RUSSELL DAWSON ROAD, (WARD 2) FILE NO.  
PLAN 21 136184 (10.5)**

Councillor Ritch Lau declared a conflict on this item and did not participate in the discussion or vote on this matter.

Arvin Prasad, Commissioner, Development Services, provided an introduction advising that this application is related to a proposed zoning by-law amendment to permit 107 dwelling units on Russell Dawson Road. By way of background, Mr. Prasad confirmed that this application has been brought forth at a Development Services Public Meeting and a Unionville Sub-Committee Meeting. Mr. Prasad introduced Marshall Smith, KLM Planning, to provide a presentation.

Marshall Smith, Associate, KLM Planning Partners Inc., provided a presentation.

Janice Cheung, Deputant, shared a brief presentation highlighting her concerns regarding the proposed road network, and particularly access to Russell Dawson Road. Ms. Cheung recommended connecting Staglin Court and Russell Dawson Road with a through street, and to close one of the access roads on Russell Dawson Road. Ms. Cheung requested that the application be denied until further public consultation and further review of the access points within the proposed development take place.

Frank Clarizio, Director, Engineering, responded to the deputant's road access concerns, advising that two access points are planned off of Russell Dawson Road to ensure that one of the access points would be available at all times.

Further to the deputants comments regarding public consultation, Staff advised that at the May 10th Public Meeting, the consultant had proposed a new concept that Staff had not yet reviewed but noted that there was also a community meeting regarding the proposal. Staff confirmed that residents surrounding the subject property were provided notice ahead of the Development Services Public Meeting and noted that numerous residents have provided comments on the proposal through the several public feedback opportunities.

Alex Siu, Deputant, expressed concerns regarding the increased traffic that this proposed development may add to the surrounding road network. Mr. Siu requested additional road access on the west side of the development to minimize traffic congestion.



Mr. Clarizio advised that a transportation study was undertaken by the applicant which concluded that traffic generated as part of this proposal would not significantly impact traffic volumes in the surrounding road network.

Bin Wei, Deputant, expressed concerns that the original intention of the subject lands becoming a school are not reflected in the proposal but noted that the applicant has largely incorporated public feedback into the proposal, including the removal of a connecting road to Staglin Court.

Crystal Yi, Deputant, expressed concerns with road access from the proposed development to Staglin Court, noting safety and traffic concerns.

Brian Ma, Deputant, expressed support for the current proposed design, with two access points onto Russell Dawson Road.

Yuou Zhang, Deputant, expressed agreement with neighbours of Staglin Court, expressing concerns with access to Staglin Court from the proposed development.

Doug Denby, Deputant, provided deputation on orthography, noting that 2D modeling or drawings do not accurately depict proposed buildings.

The Committee provided the following feedback:

- Inquired if a transportation study was conducted while Staglin Court access was being considered. Staff confirmed that a transportation study was conducted and concluded that the impact from the proposed units would be low as it would generate a low number of peak-hour trips.
- Recommended a cycling and pedestrian network be established within the proposed development as many children and other residents would proceed through the new development to a nearby school.
- Noted that this proposed development would assist the City's efforts to build more homes within Markham.

Moved by Regional Councillor Joe Li

Seconded by Mayor Frank Scarpitti

1. That the report dated February 28, 2023, titled, “RECOMMENDATION REPORT, 2795886 Ontario Inc., Application for Zoning By-law Amendment to permit 107 dwelling units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)”, be received; and,
2. **That the deputations made by Janice Cheung, Alex Siu, Bin Wei, Crystal Yi, Brian Ma, Yuou Zhang, and Doug Denby at the February 28th Development Services Committee meeting be received; and,**

3. That the amendment to Zoning By-law 177-96, 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,
4. That Council assign servicing allocation for a maximum of 107 dwelling units; and,
5. That York Region be advised that servicing allocation for 107 dwelling units has been granted; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.3 MINOR HERITAGE PERMIT APPLICATION – FRONT YARD  
LANDSCAPE ALTERATIONS - 145 JOHN STREET, THORNHILL  
HERITAGE CONSERVATION DISTRICT (WARD 1) (10.0, 16.11)**

Arvin Prasad, Commissioner, Development Services, provided a brief introduction, advising that this item is related to a minor heritage permit application that was submitted following the installation of driveway and front-yard pavers at 145 John Street. Mr. Prasad advised that Heritage Section staff do not object to the re-paving of driveway but noted that staff does not support the paving of the front yard. Mr. Prasad noted that the safety concerns reported by the Owner could be addressed with a hammerhead driveway, which would be supported by Heritage Section staff.

Homeira Shahsavand, Owner, provided a presentation providing background on the driveway and front-yard paving and subsequent minor heritage permit application.

Vincent Santamaura, VJS Architect, consultant to the Owner, provided a presentation. Mr. Santamaura advised that he is a certified heritage professional and provided historical background of the property, advising that it was built in 1960 but is part of the Thornhill Heritage Conservation District, with a C Rating. Mr. Santamaura displayed images of the property, landscaping, and paving, requesting that the minor heritage permit application be approved as constructed.

David Jordan, Deputant and long-time resident of John Street, noted his disagreement with the Heritage Section staff recommendations. Mr. Jordan

expressed that there are inconsistencies throughout the Thornhill Heritage Conservation District that allows front-yard paving on some properties and disallows on others. Mr. Jordan displayed images of other properties in the area with front-yard paving.

Massood Mashadi, Deputant, expressed disagreement with the recommendations from Heritage Section staff, noting that he has seen the Owner of the property have difficulty reversing onto John Street due to the driveway configuration.

Barry Nelson, Deputant, expressed concerns with the way this application was handled at the January and February Heritage Committee meetings. Mr. Nelson expressed that the feedback provided by the Heritage Committee did not seem to reflect that the Owner is a first-time applicant who seemed to have difficulty with the process. Mr. Nelson expressed support for the minor heritage permit application.

Evelin Ellison, Deputant, emphasized the importance of protecting the heritage assets within the Thornhill Village, noting that it is a large and spanning area.

Committee members provided the following feedback:

- Expressed both support and opposition to the minor heritage permit application and the completed paving work.
- Emphasized the complexity of this issue, noting that a great deal has changed since the Thornhill Heritage Conservation District Plan was established.
- Noted that the Heritage Conservation Districts provide a clear set of policies to maintain heritage assets and as such, the Thornhill Heritage Conservation District Plan provides clear guidelines outlining what is permitted within the district.
- Inquired as to the front-yard work displayed from homes throughout the district by David Jordan, noting that the City should be addressing other properties in the area that may have circumvented the application process and completed prohibited work.
- Expressed appreciation for the feedback of the Heritage Committee but noted that hard surface and drainage are not issues that would be within the purview of the Heritage Committee.
- Inquired about the process that has been undertaken by the Owner in this case and whether or not the pavers used are permeable.

Staff responded to inquiries advising that Heritage Section Staff has been communicating with the Owner since September 2022, acknowledging that there were issues with some attachments provided by the Owner. Mr. Hutcheson advised that some of the images of homes shown by the deputant David Jordan were pre-district plan, where others have a hammerhead driveway configuration which is permitted as per the Thornhill Heritage Conservation District Plan. Staff advised that there is no way to verify if pavers are permeable without viewing a cross section of the pavers and thoroughly understanding how the driveway was constructed.

The Committee put forth the following recommendations for consideration:

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the February 28, 2023, report titled, “Minor Heritage Permit Application – Front Yard Landscape Alterations - 145 John Street, Thornhill Heritage Conservation District (Ward 1)”, be received; and,
2. That the February 8, 2023, recommendation from Heritage Markham Committee to deny the Minor Heritage Permit application for the unauthorized front yard landscape alterations at 145 John Street (in accordance with Appendix ‘B’ of this report), be received as information; and,
3. That Council deny the Minor Heritage Permit application seeking approval of the unauthorized front yard alterations at 145 John Street; and,
4. That the gate posts and interlock pavers be removed from the former sodded areas at 145 John Street; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Lost**

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

1. That the Applicant confirm and provide proof that the pavers used to pave the driveway are permeable

**Lost**

Moved by Councillor Keith Irish  
 Seconded by Regional Councillor Alan Ho

1. **That the February 28, 2023, report titled, “Minor Heritage Permit Application – Front Yard Landscape Alterations - 145 John Street, Thornhill Heritage Conservation District (Ward 1)”, be received; and,**
2. **That deputations made by Homeira Shahsavand, Vincent Santamaura, David Jordan, Masood Mashadi, Barry Nelson, and Evelin Ellison at the February 28th Development Services Committee meeting be received; and,**
3. **That the Minor Heritage Permit Application – Front Yard Landscape Alterations - 145 John Street, be approved subject to vehicle parking not being permitted on the area surrounding the legal driveway.**

**Carried**

**9.4 RECOMMENDATION REPORT, 9781 MARKHAM ROAD LIMITED PARTNERSHIP, ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT A HIGH RISE MIXED-USE DEVELOPMENT WITH 746 APARTMENT UNITS AT 9781 MARKHAM ROAD (WARD 5), FILE NO.: PLAN 21 140476 (10.5)**

S. Corr, ext. 2532

Arvin Prasad, Commissioner, Development Services, introduced this item advising that it is an application for a zoning by-law amendment at 9781 Markham Road. Mr. Prasad advised that phase 1 of the proposed development is comprised of two 22-storey buildings with 533 units, 12 townhomes, and commercial uses on the ground floor, as well as 0.425 acres of parkspace which would be conveyed to the city.

Marshall Smith, Associate, KLM Planning, provided a presentation to further detail the proposal.

The Committee provided the following feedback:

- The Committee inquired as to the status of Metrolinx service to the Mount Joy area. Staff confirmed that 15-minute frequency is planned, with improvements to frequency in the Mount Joy area planned for 2041.
- The Committee inquired as to whether or not stipulations within Bill 23 could apply to this application. Staff confirmed that Bill 23 applies to this

application, but noted that the value of the parkland to be conveyed to the City, as well as the negotiated cash-in-lieu, is the equivalent to what the City would have received prior to the enactment of Bill 23.

- The Committee asked if purpose-built rentals would be included in this development. Staff confirmed that there is a commitment to provide 7 affordable units and that these units would be offered to Housing York and non-profits. Staff noted that if there is not uptake of these units, they would be released privately.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the February 28, 2023, report titled, “RECOMMENDATION REPORT, 9781 Markham Road Limited Partnership, Zoning By-law Amendment Application to permit a high rise mixed-use development with 746 apartment units at 9781 Markham Road (Ward 5), File No. PLAN 21 140476”, be received; and,
2. That the Zoning By-law Amendment application submitted by 9781 Markham Road Limited Partnership (File No. PLAN 21 140476) , be approved and the draft Zoning By-law Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
3. That servicing allocation for an additional 746 units be assigned to the proposed 32 and 26 storey mixed use apartment building; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9.5 CITY OF MARKHAM COMMENTS ON MUNICIPAL REPORTING ON PLANNING MATTERS - PROPOSED MINISTER'S REGULATION UNDER THE PLANNING ACT (10.0)**

J. Yeh, ext. 7922 and D. Wedderburn, ext. 2109

Arvin Prasad, Commissioner, Development Services, advised that this report provides comments on the proposed Minister's Regulation under the Planning Act, ahead of the consultation deadline of March 8, 2023. Mr. Prasad advised that the Ministry of Municipal Affairs and Housing is considering a municipal reporting regulation to measure commitments under the More Homes Built Faster

Action Plan. Mr. Prasad introduced John Yeh, Manager, Strategy & Innovation to provide a brief presentation.

John Yeh, Manager, Strategy & Innovation, provided a presentation. Mr. Yeh provided an overview of staff recommendations.

The Committee asked that Staff continue to provide reporting to outline where applications are in the process to ensure that deadlines can be met so that application fees do not need to be refunded to applicants.

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

1. That the report dated February 28, 2023 titled “City of Markham Comments on Municipal Reporting on Planning Matters - Proposed Minister's Regulation under the Planning Act” be received; and,
2. That the City generally support the intent of the proposed Minister’s regulation on Municipal Reporting on Planning Matters; and,
3. That the Province consult with municipalities on the necessary resourcing and timelines to implement reporting requirements and revise the starting date of the development application reporting requirements; and,
4. That the Province consult with the municipalities to review and revise the annual compliance cost and consider funding to assist municipalities in implementing the reporting requirements; and,
5. That the Province clarify that the municipality that creates the requested data be responsible for its submission to avoid duplication between upper and lower-tier municipalities; and,
6. That the Province expand their monitoring program to include information on Affordable Housing and Inclusionary Zoning; and,
7. That the Province clarify several terms to help understand the type of data required including downstream planning approval status and existing and under construction water and wastewater trunk lines; and,
8. That this report be forwarded to the Ministry of Municipal Affairs and Housing and Region of York as the City’s comments on Municipal Reporting on Planning Matters - Proposed Minister's Regulation under the Planning Act; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried****9.6 MUNICIPAL HOUSING PLEDGE (10.0)**

D. Wedderburn, ext. 2109

Arvin Prasad, Commissioner, Development Services, introduced this item, advising that it is providing a response to the Minister of Municipal Affairs and Housing municipal housing pledge. Mr. Prasad advised that the City's municipal housing target is 44,000 new homes before 2031 and that the Minister has requested a pledge be submitted to the Minister by March 22, 2023, to reflect the City's commitments and strategies related to the target. Mr. Prasad introduced Duran Wedderburn, Manager, Policy, to deliver a presentation.

Duran Wedderburn, Manager, Policy, provided a presentation on the Municipal Housing Pledge.

The Committee provided the following feedback:

- The Committee asked if Staff are looking at other methods to address the housing issues outside of the housing target provided by the Minister, noting the importance of situating larger developments along transit lines. Staff advised that they are looking at a package of solutions to address the complex housing issue, noting that an Official Plan review also needs to take place to identify where density should be driven in locations that support transit.
- The Committee expressed concerns with the housing target, noting that house construction has slowed for a variety of reasons outside of the development application process, such as heightened construction costs and supply chain issues.
- The Committee suggested that information be incorporated in the letter to the Minister of Municipal Affairs and Housing which outline what is already being undertaken by the City to expedite housing availability, while also advising what the City requires from the Province to meet the target.
- The Committee asked if municipalities could refuse to sign the pledge.

Staff advised that the purpose of the pledge is to show commitment to streamlining processes in an effort to build more homes faster and noted that they are unaware of any municipalities that have refused to sign the pledge.



Moved by Councillor Reid McAlpine  
 Seconded by Councillor Ritch Lau

1. That the report dated February 28, 2023 titled “Municipal Housing Pledge” be received; and,
2. That the City support the pledge to meet the Municipal Housing Target by undertaking actions as outlined in Appendix B of this report in an effort to facilitate the construction of 44,000 new housing units by 2031; and,
3. That the Province be requested to provide financial support to facilitate achievement of the municipal housing target given the need for additional resources and hard and soft infrastructure to support accelerated growth; and,
4. That staff be directed to prepare a letter for the Mayor to the Minister of Municipal Affairs and Housing to be sent by March 22, 2023, outlining Council’s pledge; and,
5. That this report be forwarded to the Minister of Municipal Affairs and Housing and Region of York; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10. MOTIONS**

There were no motions.

## **11. NOTICES OF MOTION**

There were no notices of motion.

## **12. 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".*

## **13. ANNOUNCEMENTS**

There were no announcements.

## **14. CONFIDENTIAL ITEMS**

Committee consented to add an additional item onto the Confidential agenda that deals with advice subject to Solicitor-Client privilege [Section 239 (2)(f)].

See Item # 5.3 for deputations related to Confidential Item # 14.1.3.

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Michael Chan

That, in accordance with Section 239 (2) (e) (c) of the Municipal Act, Development Services Committee resolve into a confidential session at 3:56 PM to discuss the following matters:

**Carried**

## **14.1 DEVELOPMENT AND POLICY MATTERS**

### **14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JANUARY 17, 2023 (10.0) [Section 239 (2) (e)]**

### **14.1.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 13, 2023 (10.0) [Section 239 (2) (e)]**

### **14.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (WARD 1) [SECTION 239 (2) (E)]; REQUEST FOR DIRECTION REPORT TIMBERCREEK FOUR QUADRANT GP2 INC. OLT OP AND ZB APPEAL (10.3, 10.5)**

## **14.2 ADDITIONAL ITEM - ADVICE THAT IS SUBJECT TO SOLICITOR- CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; [Section 239 (2)(f)]**

Note: Councillor McAlpine had declared a conflict in regard to Item 14.2 and left the meeting room during the discussion of this confidential matter.

## **15. ADJOURNMENT**

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Michael Chan

That the Development Services Committee adjourn at 5:01 PM.

**Carried**