

## Development Services Committee Meeting Minutes

**Meeting Number: 18**

**June 27, 2023, 9:30 AM - 3:00 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 Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Stephanie DiPerna, Director, Building Standards Giulio Cescato, Director of Planning & Urban Design Michael Toshakovski, Deputy City Solicitor Daniel Brutto, Senior Planner, West	Loy Cheah, Senior Manager, Transportation Darryl Lyons, Deputy Director, Planning & Urban Design Alida Tari, Manager, Access & Privacy Erica Alligood, Election & Committee Coordinator Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Rajeeth Arulanantham, Assistant to Council / Committee Carlson Tsang, Senior Planner

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

The Development Services Committee convened at 9:34 AM with Regional Councillor Jim Jones in the Chair.

Mayor Frank Scarpitti arrived to the meeting at 10:03 AM.

The Committee recessed from 1:05 PM to 1:35 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**

There were no disclosures of pecuniary interest.

### **3. DEPUTATIONS**

#### **3.1 DEPUTATION -RECOMMENDATION REPORT, SC PROPERTY INVESTMENT HOLDINGS, C/O GALBRAITH AND ASSOCIATES INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A FIVE-UNIT RESIDENTIAL DEVELOPMENT AT**

**8985 WOODBINE AVENUE, WITHIN THE BUTTONVILLE HERITAGE CONSERVATION DISTRICT (WARD 2) FILE NO. PLAN 21 139043 (10.3, 16.11)**

James Kan made a deputation as detailed with Item # 7.1.

### **4. COMMUNICATIONS**

#### **4.1 COMMUNICATION - RECOMMENDATION REPORT, SC PROPERTY INVESTMENT HOLDINGS, C/O GALBRAITH AND ASSOCIATES INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A FIVE-UNIT RESIDENTIAL DEVELOPMENT AT**

**8985 WOODBINE AVENUE, WITHIN THE BUTTONVILLE HERITAGE CONSERVATION DISTRICT (WARD 2) FILE NO. PLAN 21 139043 (10.3, 16.11)**

Please refer to item 7.1 for staff report.

Moved by Councillor Juanita Nathan

Seconded by Regional Councillor Joe Li

1. That the communication submitted by James Kan providing comments regarding the above subject matter be received.

**Carried**

## **5. PETITIONS**

There were no petitions.

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

### **6.1 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS 2023 (16.11)**

Moved by Councillor Ritch Lau

Seconded by Councillor Isa Lee

1. That the June 27, 2023, report titled, “Designated Heritage Property Grant Applications 2023”, be received; and,
2. That Designated Property Grants for 2023 be approved in the amounts noted for the following properties, totaling \$30,000.00, provided that the applicants comply with eligibility requirements of the program:
  - a. 6 Alexander Hunter Place, Markham Heritage Estates: up to \$5,000.00, for the replication of historic wooden porch posts, decorative trim and selective replacement of veranda floor boards; and,
  - b. 12 Alexander Hunter Place, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof to replace the original cedar roof; and,
  - c. 16 George Street, Markham Village: up to \$960.59 for the reconditioning of historic wooden windows; and,
  - d. 32 Washington Street, Markham Village: up to \$960.59 for the replication of the historic wooden front door, reconditioning of historic wooden windows, and production of traditional wood storm windows; and,
  - e. 36 Washington Street, Markham Village: \$5,000.00 for the re-opening of the historic front veranda and restoration of original tongue and groove vertical wood siding; and,

- f. 36 Church Street, Markham Village: up to \$770.68 for the restoration and reconditioning of historic wooden louvered shutters and authentic hardware; and,
  - g. 53 Church Street, Markham Village: up to \$5,000.00 for the installation of historically appropriate segmental arched, 2 over 2 wooden windows on the street facing facade; and,
  - h. 33 Colborne Street, Thornhill: up to \$5,000.00 for the reconditioning of historic wooden windows and production of traditional wooden storm windows; and,
- 3. That the grant request to fund re-painting of the stucco and cedar shingle exterior of 15 Colborne Street, Thornhill, be denied: and,
  - 4. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-23062 (\$30,000.00 available for 2023); and further,
  - 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6.2 INFORMATION MEMORANDUM, REQUEST BY MAHA LTD. TO AMEND A MINISTERS ZONING ORDER SO AS TO CONTINUE OPERATING A COMMERCIAL GOLF FACILITY FOR A 10-YEAR TERM (OR THE MAXIMUM TERM PERMITTED) AT 150 BURNCREST ROAD (WARD 8) FILE NO. MZO 23 119928 (10.3)**

Moved by Councillor Ritch Lau

Seconded by Councillor Isa Lee

- 1. That the staff report dated June 27, 2023, containing the subject titled “INFORMATION MEMORANDUM, Request by Maha Ltd. to amend a Ministers Zoning Order so as to continue operating a commercial golf facility for a 10-year term (or the maximum term permitted) at 150 Burncrest Road (Ward 8) File No.: MZO 23 119928”, be received; and,
- 2. That Council endorse the request by Maha Ltd. to amend a Ministers Zoning Order so as to continue operating a commercial golf facility for a 5-year term at 150 Burncrest Road (Ward 8) File No.: MZO 23 119928; and,

3. That this endorsement be sent to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on this application; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

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

### **7.1 RECOMMENDATION REPORT, SC PROPERTY INVESTMENT HOLDINGS, C/O GALBRAITH AND ASSOCIATES INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A FIVE-UNIT RESIDENTIAL DEVELOPMENT AT 8985 WOODBINE AVENUE, WITHIN THE BUTTONVILLE HERITAGE CONSERVATION DISTRICT (WARD 2) FILE NO. PLAN 21 139043 (10.3, 16.11)**

Arvin Prasad, Commissioner, Development Services, introduced this item advising that it is related to a zoning by-law application to facilitate a 5-unit residential development. Commissioner Prasad advised that Staff support this application as it represents good planning and includes elements which will increase pedestrian safety.

James Kan, Deputant, expressed concerns with the application as he resides next to the subject property. Mr. Kan noted that the current road appears too narrow for the proposed application and expressed concerns with the shade which will result on his property due to the development.

Susan Mintz, Mintz Planning & Research, advised that Buttonville Road were looked at both by City Staff and the consultant and it was found to be suitable for the vehicles which may result from the application. Ms. Mintz also confirmed that the current application involves a reduction in height from the existing dwelling.

The Committee provided the following feedback:

- Expressed concerns with water run-off issues in the area. Ms. Mintz advised that at the public open house, this issue was identified, some solutions have been explored including a holding tank to reduce water run off on the street. Giulio Cescato, Director, Planning & Urban Design, advised that applications cannot impact surrounding properties, as this has been looked at in detail, Staff are prepared to support the application.

- Asked about sewer capacity in the area and if it is sufficient to service this proposed dwelling, Ms. Mintz confirmed that the sewer is in good working order to service this site.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Alan Ho

1. That the June 27, 2023 staff report titled “RECOMMENDATION REPORT, SC Property Investment Holding, c/o Galbraith and Associates Inc., Application for Zoning By-law Amendment to permit a five-unit residential development at 8985 Woodbine Avenue, Buttonville Heritage Conservation District, (Ward 2), File No. PLAN 21 139043”, be received; and,
2. **That the deputation from James Kan be received; and,**
3. That the Zoning By-law amendment application submitted by SC Property Investment Holding, c/o Galbraith and Associates Inc. to amend the City’s By-law 19-94, as amended, and the draft zoning By-law, attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council has no objection to the demolition of the non-heritage, one-storey accessory building located in the southeast corner at 8985 Woodbine Avenue and two-storey commercial addition to the William Sutton House; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.2 RECOMMENDATION REPORT, UNIONVILLE RE-DEV CORPORATION, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A MIXED-USE DEVELOPMENT AT 160, 162, 166, 170, 174, 182, AND 186 MAIN STREET UNIONVILLE (WARD 3) FILE NO. OP/ZA 22 253770**

Arvin Prasad, Commissioner, Development Services, introduced this item advising that it is related to an application for Official Plan and Zoning By-law Amendments to permit a mixed-use development. Commissioner Prasad advised

that Staff opine that this application represents good planning and introduced Marshall Smith to provide a presentation which further details the proposal.

Marshall Smith, KLM Planning, delivered a presentation.

The Committee provided the following feedback:

- Expressed concerns for the duplication of services such as garbage areas and underground garage entrances for the two different buildings. Mr. Smith advised that there are examples of properties with fewer underground garage entrances for the number of cars, noting that they will explore reducing some of the duplications through their ongoing discussions with Staff.
- Requested that the Applicant ensure that the proposed retail area is feasible considering the location toward the back of the proposed development, noting that Staff should ensure that retail remains part of the proposed development once the application is approved. Giulio Cescato, Director, Planning & Urban Design, advised that the ground floor and back location would be zoned to permit retail uses. Director Cescato noted that an application could come through at a later time to request a further change to zoning. Commissioner Prasad advised that in addition to the zoning by-law, the Applicant intends to maintain ownership of the retail portion, noting that they would be a stakeholder in the continuity of the retail portion.
- Expressed appreciation for the retention of the existing heritage building.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the staff report, dated June 27, 2023, titled “RECOMMENDATION REPORT, Unionville Re-Dev Corporation, Applications for Official Plan and Zoning By-law Amendments to permit a mixed-use development at 160, 162, 166, 170, 174, 182, and 186 Main Street Unionville (Ward 3), File Nos. OP/ZA 22 253770, be received; and,
2. That the Official Plan application submitted by Unionville Re-Dev Corporation to amend the City’s Official Plan be approved and the draft Official Plan Amendment, attached hereto as Appendix A, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Unionville Re-Dev Corporation to amend the City’s Zoning By-law 1229, as

amended, attached hereto as Appendix B, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,

4. That Council has no objection to future demolition applications for the non-heritage, non-significant rear additions to 174 and 183 Main Street and the complete demolition of 186 Main Street; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.3 RECOMMENDATION REPORT, NEW WORLD CENTRE (MARKHAM) DEV. CORP APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A THREE-PHASED MIXED-USE DEVELOPMENT COMPRISED OF**

**FOUR BUILDINGS WITH EIGHT TOWERS RANGING FROM 18 TO 39 STOREYS AT 100 AND 110 CLEGG ROAD (WARD 8) FILE NO. PLAN 21 180462 (10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services, introduced this item as an application for Official Plan and Zoning By-law amendments to accommodate a proposed high-density mixed-use development. Commissioner Prasad advised that this will be a three-phased development on Clegg Road. Commissioner Prasad introduced Andrew Ferancik to provide a presentation.

Andrew Ferancik, Principal, WND Associates, delivered a presentation to detail the proposal.

The Committee provided the following feedback:

- Expressed support for the Owner's agreement to include Automatic Vacuum Waste Collection System (AVAC) as part of the development
- Asked about the above ground parking included as part of the application. Mr. Ferancik advised that the above ground parking is placed in the center of the podiums and surrounded by units so that the parking is not visible from the outside. Rod Pell, Architect, confirmed that all the proposed podiums would include above ground parking, likely from level 2 to level 7, all surrounded by either commercial or residential units.
- Asked about the location of the proposed office component and how we can ensure this remains included in the development, Mr. Pell advised that



there is about 200,000 Sq. Ft. of office space proposed as part of Phase 2A of the development.

- Asked if the Applicant has looked at building this as a purpose-built rental, Mr. Ferancik confirmed it is conceivable but too early in the project to confirm.
- Asked for Staff to provide a memo on the changes to Development Charges as a result of Bill 23. Commissioner Prasad confirmed that the City's position on Development Charges will change but noted that they will work to provide an update at a future meeting. Finance Staff further confirmed that the impact of Bill 23 on development charges would be addressed in the annual report on DC Reserve Balances and Activity of the Accounts that is carried to Council.
- Questioned who would own and maintain the infrastructure related to the proposed AVAC system. Commissioner Prasad advised that those details have not yet been established and that the City continues to work with the Applicant on these details.
- Questioned the inclusion of the strata park due to the long-term maintenance required. Director Cescato opined that public parks are best kept under public ownership but agreed that this would continue to be explored with the Applicant.
- Questioned the progress with York Region on the intersection at Highway 7 and Circa Drive, asking if the application would be substantially impacted if the intersection is not created. Loy Cheah advised that there are some issues with the construction of this intersection, noting that the discussions continue. Mr. Cheah confirmed that the intersection will continue to be looked at through the phases of the application, confirming that the densities of future phases could be reduced if the intersection is deemed unfeasible by the Region.
- Asked for the parking ratio to be further reduced. Mr. Cheah advised that there are many considerations in reducing the parking rate such as considering the available transit but confirmed that they will continue to look at this throughout the phases of the development.
- Asked if on-street parking could be included nearby as part of the proposal. Mr. Cheah confirmed that there is currently some on-street parking on Clegg Road.

- Asked if there are any potential tenants currently for the proposed office space. Mr. Ferancik advised that at this time there are not currently expected tenants, noting that this will be looked at during Phase 2A.
- Asked as to the commitment of the Applicant to supply the pedestrian bridge within the proposal. Mr. Ferancik advised that this will continue to be explored based on feasibility and tenancy of the building.
- Inquired as to the start time for Phase 1 of the project. Mr. Ferancik advised that the Applicant is ready with the site plan application to submit and begin the project as soon as possible.
- Expressed support for an increase in the number of affordable rental units as part of the proposal.
- Questioned the proposed parking ratio, referencing another approved development for which the proposed parking ratio was reduced. Mr. Cheah detailed several other requirements that allowed the reduction of the parking ratio of the nearby Lifetime Development. Mr. Cheah further advised that while parking ratios can be reduced, other transportation elements and infrastructure need to be invested into and improved.

The Committee consented to defer this item to confidential session subject to Municipal Act [Section 239] (f): Advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(See Item 14.1)

Moved by Councillor Reid McAlpine  
Seconded by Councillor Karen Rea

1. **That the minimum parking standard be reduced from 0.8 to 0.6 and the number of units be capped at 2,850, subject to the inclusion of appropriate traffic demand options.**

**Lost**

Moved by Councillor Keith Irish  
Seconded by Councillor Isa Lee

1. That the report titled, "RECOMMENDATION REPORT, New World Centre (Markham) Dev. Corp, Applications for Official Plan and Zoning By-law Amendment to permit a three-phased mixed-use development comprised of four buildings with eight towers ranging from 18 to 39

storeys at 100 and 110 Clegg Road (Ward 8), File No. PLAN 21 180462, (Previous File No. SU/ZA 18 180462)”, be received; and,

2. That the Official Plan Amendment application submitted by New World Centre (Markham) Dev. Corp be approved and the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and enacted without further notice; and,
3. That the Zoning By-law Amendment application submitted by New World Centre (Markham) Dev. Corp be approved and the draft Zoning By-law Amendment, attached hereto as Appendix ‘B’, be finalized and enacted without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.4 INFORMATION REPORT, REQUEST BY MON SHEONG FOUNDATION TO ENTER INTO AN AGREEMENT UNDER SECTION 47 (4.4) OF THE PLANNING ACT TO FACILITATE A LONG TERM CARE FACILITY AT 8885 WOODBINE AVENUE (WARD 2) FILE: SPC 23 119012 (10.0)**

Arvin Prasad, Commissioner, Development Services, introduced this item, advising that it is related to a request by Mon Sheong Foundation to enter into a development agreement under the Planning Act to facilitate a long-term care facility. Commissioner Prasad advised that the Minister of Municipal Affairs and Housing issued an eMZO which exempts the lands from site-plan approval but requires the applicant to enter into an agreement for matters that would typically be dealt with through a site plan agreement process. Commissioner Prasad introduced Carlson Tsang to deliver a presentation.

Carlson Tsang, Senior Planner, delivered a brief presentation providing details on the proposed long-term care facility.

The Committee provided the following feedback:

- Asked if the proposed parkade would be for long-term care residents only or if it would also service the proposed life-lease units. Mr. Tsang advised that the parkade is intended to service the proposed long-term care home at 8885 Woodbine Avenue.

- Inquired about the number of proposed parking spaces, noting that the use required only 160 parking spaces but the proposed garage would host 407 parking spaces. Mr. Tsang clarified that due to the nature of the proposed use, there would be many employees required at the site in addition to visiting relatives that would require parking.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Ritch Lau

1. That the staff report, dated June 27, 2023, titled, “INFORMATION REPORT, Request by Mon Sheong Foundation to enter into an agreement under Section 47 (4.4) of the *Planning Act* to facilitate a long term care facility at 8885 Woodbine Avenue (Ward 2)”, be received; and,
2. That the City of Markham support the Request by Mon Sheong Foundation to enter into an agreement under Section 47 (4.4) of the *Planning Act* to facilitate a long term care facility at 8885 Woodbine Avenue, subject to the conditions in Appendix “B”, attached to this staff report; and,
3. That Staff be authorized to enter into a Development Agreement with Mon Sheong Foundation, pursuant to Section 47 (4.4) of the *Planning Act*; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **8. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT MATTERS**

### **8.1 MARKHAM INNOVATION EXCHANGE AND THE HIGHWAY 404 AND 19TH AVENUE INTERCHANGE (10.6)**

Arvin Prasad, Commissioner, Development Services, advised that this briefing note is to provide the context for the resolution contained in Item 9.1 which contains recommendations for Highway 404 improvements.

The Committee noted that resolutions had been previously brought forward, noting that the closure of Buttonville Airport will present further opportunities in the area of Highway 404 and 19th Avenue.

Moved by Mayor Frank Scarpitti  
Seconded by Regional Councillor Joe Li

1. That the briefing note entitled "Markham Innovation Exchange and the Highway 404 and 19th Avenue Interchange" be received.

**Carried**

## **9. MOTIONS**

### **9.1 RESOLUTION ON HIGHWAY 404 INTERCHANGE IMPROVEMENTS (10.0)**

**Note: Please refer to item 8.1**

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. Whereas through the More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022-2023 and the More Homes Built Faster Act (Bill 23), the Province has committed to 1.5 million homes being built over the next 10 years; and,
2. Whereas the Province has assigned a Municipal Housing Target to 29 large and fast-growing municipalities in Ontario, including the City of Markham, in part to achieve the 1.5 million homes target by 2031; and,
3. Whereas the Minister of Municipal Affairs and Housing issued a letter to the City of Markham advising that the City's Municipal Housing Target is 44,000 new homes before 2031 and requesting a pledge to meet the target be submitted to the Minister; and,
4. Whereas the City of Markham has issued a housing pledge to the Minister of Municipal Affairs and Housing to facilitate the construction of 44,000 new homes over the next 10 years; and,
5. Whereas the City of Markham is projected to grow to 611,800 people and 301,400 jobs by 2051, [along with 322,300 people and 122,900 jobs projected in the City of Richmond Hill, where the two municipalities share Highway 404 as the common boundary]; and,
6. Whereas development growth in the City of Markham is expanding to the north along the western (Highway 404) limits of the City boundary; and,
7. Whereas the Markham Innovation Exchange is the last large undeveloped employment area in the Greater Toronto Area and represents a large mega site for manufacturing that can be leveraged by the Province to attract

international investment to the heart of Canada's innovation community;  
and,

8. Whereas the City of Markham aims to develop the Markham Innovation Exchange and its 1,920 acres of land as a place where technology, manufacturing and innovation collide, providing a location to manufacture next generation hardware technologies for the automotive, medical and clean technology sectors; and,
9. Whereas an Interchange at Highway 404 and 19th Avenue is an important part of unlocking the Markham Innovation Exchange for next generation manufacturing; and,
10. Whereas lands along Highway 404 is already a major employment corridor experiencing intensification and a new major employment district is being planned along Highway 404 and 19th Avenue; and,
11. Whereas accommodating development growth requires appropriate transportation infrastructure such as roads and highways; and,
12. Whereas an interchange at Highway 404 and 19th Avenue has already been recommended by the York Region Transportation Master Plan for many years; and,
13. Whereas improving the interchange design at Highway 404 and 16th Avenue is necessary to accommodate re-development of the Buttonville Airport and facilitate the intensification of the surrounding serviced employment lands; and,
14. Whereas the on-going Highway 404 widening project already includes a widened 16th Avenue interchange to accommodate the widening of 16th Avenue; and,

**THEREFORE, BE IT RESOLVED:**

1. That Council request the Province direct the Ministry of Transportation to work with York Region, City of Markham and City of Richmond Hill to advance improvements to Highway 404 interchanges, including the implementation of the 19th Avenue interchange; and
2. That Council request the Province to direct the Ministry of Transportation to re-configure the 16th Avenue interchange to a Parclo A design; and further,
3. That the Province establish a working group with both Provincial and municipal representation to establish, implement and monitor these two

very important infrastructure projects that will help accommodate the needs of the Provincial housing target, add more employment to the GTA, and keep Ontario moving.

**Carried**

## **10. NOTICES OF MOTION**

There were no notices of motion.

## **11. NEW/OTHER BUSINESS**

Councillor Karen Rea inquired about an update on inclusionary zoning.

Darryl Lyons, Deputy Director, Planning & Urban Design advised that Staff are working to advance on inclusionary zoning and a market assessment, particularly in relation to public lands. Mr. Lyons advised that the City has made an application for the Housing Accelerator Fund for which they expect to see a decision likely in September. Mr. Lyons recommended that a further update be brought forth once more information is available from the Federal Government.

Councillor Reid McAlpine inquired about updates on student housing. Mr. Lyons advised that the Commission is currently evaluating Staffing levels to support further investigating student housing.

Moved by Councillor Karen Rea

Seconded by Councillor Juanita Nathan

That Staff schedule a meeting of the Policy Committee in July 2023.

**Carried**

## **12. ANNOUNCEMENTS**

There were no announcements.

## **13. CONFIDENTIAL ITEMS**

That the Committee resolve into confidential session to discuss the following matters:

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

**RECOMMENDATION REPORT, NEW WORLD CENTRE (MARKHAM)  
DEV. CORP APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-**

**LAW AMENDMENT TO PERMIT A THREE-PHASED MIXED-USE  
DEVELOPMENT COMPRISED OF FOUR BUILDINGS WITH EIGHT  
TOWERS RANGING FROM 18 TO 39 STOREYS AT 100 AND 110  
CLEGG ROAD (WARD 8) FILE NO. PLAN 21 180462 (10.3, 10.5)**

The Committee returned to open session to vote on Item 7.3, as detailed with the respective item.

**14. ADJOURNMENT**

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

That the Development Services Committee adjourn at 2:13 PM.

**Carried**