

Development Services Committee Meeting Minutes

Meeting Number: 22

October 17, 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 Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Claudia Storto, City Solicitor and Director of Human Resources Bryan Frois, Manager of Executive Operations & Strategic Initiatives Stephanie DiPerna, Director, Building Standards Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Regan Hutcheson, Manager, Heritage Darryl Lyons, Deputy Director, Planning & Urban Design	John Yeh, Manager, Strategy & Innovation Mark Visser, Senior Manager, Financial Strategy & Investments Patrick Wong, Senior Planner, Natural Heritage Peter Wokral, Senior Planner Evan Manning, Heritage Planner Rob Tadmire, Coordinator, Geometrics/GIS Advocate Duran Wedderburn, Manager, Policy Philip English, Planner II Nadia Lawrence, Special Project Coordinator Erica Alligood, Election & Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee Tharsikaa Irajewaran, Assistant to Council / Committee

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:33 AM with Regional Councillor Jim Jones in the Chair.

Mayor Frank Scarpitti arrived to the meeting at 10:09 AM

The Committee recessed from 12:08 PM to 1:00 PM.

Councillor Isa Lee did not return to the meeting following the recess.

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 Karen Rea declared a conflict of interest on Item 8.1 – Recommendation Report City Park (Town Crier) Homes Inc., Zoning By-Law Amendment for 25 Single Detached Lots, due to an ongoing legal matter.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - SEPTEMBER 26, 2023 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the minutes of the Development Services Committee meeting held on September 26, 2023, be confirmed.

Carried

4. DEPUTATIONS

4.1 DEPUTATIONS - RECOMMENDATION REPORT CITY PARK (TOWN CRIER) HOMES INC. ZONING BY-LAW AMENDMENT APPLICATION FOR 25 SINGLE DETACHED LOTS

Leo Longo and Doug Denby made deputations as detailed with Item # 8.1.

5. COMMUNICATIONS

5.1 COMMUNICATION - RECOMMENDATION REPORT CITY PARK (TOWN CRIER) HOMES INC. ZONING BY-LAW AMENDMENT APPLICATION FOR 25 SINGLE DETACHED LOTS, PREVIOUSLY ADDRESSED 7 TOWN CRIER LANE, NORTH OF HIGHWAY 7 AND EAST OF MARKHAM MAIN STREET NORTH (WARD 4) (10.5)

Note: Please refer to item 8.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the communication submitted by Grant and Jill McBain providing comments regarding the above subject matter be received.

Carried

5.2 COMMUNICATION - RECOMMENDATION REPORT DESIGNATION OF PRIORITY PROPERTIES – PHASE III (16.11.3)

Note: Please refer to Item 7.4 for staff report.

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

1. That the written submission from Paul Oberst be received.

Carried

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 HERITAGE MARKHAM COMMITTEE MINUTES – SEPTEMBER 13, 2023 (16.11)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

1. That the minutes of the Heritage Markham Committee meeting held September 13, 2023 be received for information purposes.

Carried

**7.2 SPECIAL DEVELOPMENT SERVICES PUBLIC MEETING MINUTES –
SEPTEMBER 18, 2023 (10.0)**

Moved by Deputy Mayor Michael Chan
Seconded by Councillor Ritch Lau

1. That the minutes of the Special Development Services Public Meeting held September 18, 2023, be confirmed.

Carried

**7.3 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES –
SEPTEMBER 19, 2023 (10.0)**

Moved by Deputy Mayor Michael Chan
Seconded by Councillor Ritch Lau

1. That the minutes of the Development Services Public Meeting held September 19, 2023, be confirmed.

Carried

**7.4 RECOMMENDATION REPORT DESIGNATION OF PRIORITY
PROPERTIES – PHASE III (16.11.3)**

Moved by Councillor Andrew Keyes
Seconded by Councillor Juanita Nathan

1. That the Staff report, dated October 17, 2023, titled, "RECOMMENDATION REPORT - Designation of Priority Properties – Phase III", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
 - a. 4 Homestead Court (Ward 4); and,
 - b. 99 Dickson Hill Road (Ward 5); and,
 - c. 234 Steeles Avenue East (Ward 1); and,
 - d. 4044 Elgin Mills Road East (Ward 6); and,
 - e. 6470 Steeles Avenue East (Ward 7); and,

- f. 7482 Highway 7 (Ward 5); and,
 - g. 10690 McCowan Road (Ward 6); and,
 - h. 10748 Victoria Square Blvd (Ward 2); and,
 - i. 11482 McCowan Road (Ward 6); and,
 - j. 11584 York-Durham Line (Ward 5); and,
 - k. 2972 Elgin Mills Road East (Ward 2); and,
3. That Council state its intention to designate 4 Homestead Court (Ward 4) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 4. That Council state its intention to designate 99 Dickson Hill Road (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 5. That Council state its intention to designate 234 Steeles Avenue East (Ward 1) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 6. That Council state its intention to designate 4044 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 7. That Council state its intention to designate 6470 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 8. That Council state its intention to designate 7482 Highway 7 (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 9. That Council state its intention to designate 10690 McCowan Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 10. That Council state its intention to designate 10748 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
 11. That Council state its intention to designate 11482 McCowan Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,

12. That Council state its intention to designate 11584 York-Durham Line (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
13. That Council state its intention to designate 2972 Elgin Mill Road East (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
14. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
15. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
16. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and further,
17. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.5 RECOMMENDATION REPORT - REQUEST FOR APPROVAL OF STREET NAMES FOR TWO SUBDIVISION APPLICATIONS – CONDOR PROPERTIES LTD. AT 25 LANGSTAFF ROAD AND FLATO DEVELOPMENTS INC. ON THE WEST SIDE OF HIGHWAY 48, NORTH OF 19TH AVENUE (10.14)

Moved by Deputy Mayor Michael Chan
 Seconded by Councillor Ritch Lau

1. That Development Services Committee approve the proposed street names "Pomona Drive" and "Creek Street" for a plan of subdivision located at 25 Langstaff Road, and "Forestville Boulevard" for a plan of subdivision on the west side of Highway 48, north of 19th Avenue; and further,
2. That Staff be directed to add the street names listed above to the City's Street and Park Name Reserve List.

Carried

7.6 TRAFFIC CONTROL BYLAW AMENDMENTS (CITY-WIDE) & FRASER STREET PARKING RESTRICTION REMOVAL (WARD 1) (5.12)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

1. That the report entitled “Traffic Control Bylaw Amendments (City-wide) & Fraser Street Parking Restriction Removal (Ward 1)”, be received; and,
2. That Schedule 19 of Traffic By-Law 106-71, pertaining to “Traffic Control Signals”, be amended by including the following intersections:
 - Bur Oak Avenue at Alfred Paterson Drive; and,
 - Bur Oak Avenue at Hammersly Boulevard; and,
3. That Schedule 18 of Traffic By-Law 106-71, pertaining to “Pedestrian Crossovers”, be amended by including the following locations:
 - Aldergrove Drive & Chichester Road (North Leg); and,
 - Aldergrove Drive & Hendon Road (Southeast Leg); and,
 - Bay Thorn Drive at a point 175m east of Normark Drive; and,
 - Beckett Avenue & Harbord Street (All Approaches); and,
 - Beckett Avenue & William Berczy Boulevard (All Approaches); and,
 - Boxwood Crescent & Havelock Gate (Northwest Leg); and,
 - Calvert Road & Chant Crescent East (East Leg); and,
 - Calvert Road & Townson Road (East Leg); and,
 - Castlemore Avenue & Glenbrook Drive (West Leg); and,
 - Central Park Drive & Havagal Crescent North (South Leg); and,
 - Coppard Avenue & Goodwood Drive (North Leg); and,
 - Coppard Avenue at a point 20m north of Walford Road; and,
 - Copper Creek Drive & Boswell Road (East Leg); and,
 - Copper Creek Drive & Rizal Avenue (East Leg); and,
 - Copper Creek Drive at a point 120m west of Stonechurch Crescent; and,

- Country Glen Road & Cornell Common Road (North Leg); and,
- Coxworth Avenue & Fairty Drive (South Leg); and,
- Elgin Street at a point 265m east of Alcaine Court; and,
- Esna Park Drive at a point 90m north of Steeles Avenue; and,
- Fairway Heights Drive at a point 135m north of Steeles Avenue; and,
- Fairway Heights Drive at a point 210m north of Steeles Avenue; and,
- Fonda Road & Mindy Crescent (South Leg); and,
- Grandview Avenue at a point 85m west of Highland Park Boulevard; and,
- Highglen Avenue & Cornell Crescent West (East Leg); and,
- Hollingham Road & Coledale Road/Calderbridge Crescent (South Leg); and,
- John Button Boulevard & Captain Francis Drive (West Leg); and,
- Kirk Drive at a point 40m north of Banquo Road; and,
- Kreghoff Avenue at a point 100m east of Village Parkway; and,
- Larkin Drive & Heisey Drive (West Leg); and,
- Randall Avenue & Silverthorne Road (East Leg); and,
- Riverlands Avenue & Crossbrooks Street (West Leg); and,
- Rizal Avenue & Oakborough Drive (North Leg); and,
- Simonston Boulevard at a point 15m south of Bucks Green Road; and,
- Village Parkway & Frank Charlton Avenue & Fitzgerald Avenue (All Approaches); and,
- Village Parkway & Landmark Court & Amberwood Court (North Leg); and,
- Wilclay Avenue & Beckwith Crescent West (East Leg); and,
- Wilfred Murison Avenue & Harbord Street (All Approaches); and,
- Wilfred Murison Avenue & William Berczy Avenue (All Approaches); and,
- Williamson Road & Swan Park Road (South Leg); and,

- Willowbrook Road & Trimble Court (North Leg); and,
 - Wootten Way & Senator Reesor’s Drive North (North Leg); and,
 - Wootten Way & Senator Reesor’s Drive South (South Leg); and,
 - Wootten Way & Sir Tristram Place South (South Leg); and,
4. That Schedule “C” of Parking By-Law 2005-188, pertaining to “Prohibited Parking”, be amended by removing the existing parking restriction on Fraser Street; and,
 5. That the amended by-laws shall come into force and effect when the authorized traffic control signals have been energized; and,
 6. That York Region Police be requested to enforce the traffic signals and pedestrian cross-overs upon passing of the By-law; and further,
 7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7.7 REVISION TO A LEGAL DESCRIPTION OF A DESIGNATION BY-LAW
8303 WARDEN AVENUE (“THE SHERIDAN-PATERSON HOUSE”),
WARD 3 (16.11.3)**

Moved by Deputy Mayor Michael Chan
Seconded by Councillor Ritch Lau

1. That the Staff report, dated October 17, 2023, titled, “Revision to a Legal Description of a Designation By-law, 8303 Warden Ave (“The Sheridan-Paterson House”), Ward 3”, be received; and,
2. That the legal description, as contained within the previously approved Heritage Designation By-law 2004-213, be amended to reflect the property’s current legal description, and that By-law 2004-213 be amended to ensure conformance with the Ontario Heritage Act, as amended; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.8 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - MARCH 27, 2023 (16.0)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

1. That the minutes of the Flato Markham Theatre Advisory Board meeting held March 27, 2023, be received for information purposes.

Carried

7.9 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JUNE 12, 2023 AND JULY 24, 2023 (16.0)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held June 12, 2023 and July 24, 2023, be received for information purposes.

Carried

7.10 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – JUNE 15, 2023 (16.34)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Ritch Lau

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held June 15, 2023, be received for information purposes.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 RECOMMENDATION REPORT CITY PARK (TOWN CRIER) HOMES INC. ZONING BY-LAW AMENDMENT APPLICATION FOR 25 SINGLE DETACHED LOTS

Councillor Rea declared a conflict with respect to this item and did not participate in the discussion or the vote.

Arvin Prasad, Commissioner, Development Services, provided an introduction, explaining that this application is related to a Zoning By-law amendment to permit 25 detached homes. Commissioner Prasad advised that the original application was for 11 dwelling but was amended to seek approval for 25 detached dwellings. Commissioner Prasad advised that Staff have concluded that the proposed amendment is supportable with respect to development standards, noting that it may be preferred to have some units sprinklered, as there is only one emergency entrance into the sub-division.

Leo Longo, Deputant, representing the applicant, expressed concerns with the reference within the Staff report to sprinklered units, noting that the 25 dwellings would be built in accordance with the Ontario Building Code and Fire Code. Mr. Longo expressed concerns with the suggestion that the emergency access may not be permitted with respect to concerns for student safety, noting that the School Board has commented on the application and did not comment on the emergency access road.

Doug Denby, Deputant, expressed concerns about the size of the proposed development, noting that the lane leading into the development may be narrow. Mr. Denby expressed support for a townhouse development on this site.

The Committee requested clarification on the recommendation of sprinklered units and whether they are required or recommended by the Fire Chief. Giulio Cescato, Director, Planning & Urban Design, noted that the sprinklers are not required by the Fire Code but could be requested, noting that the Fire Chief has not expressed this as a requirement. Director Cescato confirmed that Staff would continue to work with the Applicant to determine if sprinklers should be added.

Moved by Regional Councillor Joe Li

Seconded by Councillor Amanda Collucci

1. That the report titled, “Recommendation Report, City Park (Town Crier) Homes Inc., Zoning By-law Amendment application for 25 detached lots, previously addressed 7 Town Crier Lane, north of Highway 7 and east of Main Street Markham (Ward 4), PLAN ZA 23 131107”, be received; and,
2. **That the deputations from Leo Longo and Doug Denby be received; and,**
3. That the record of the Public Meeting held on September 19, 2023, regarding the application for approval of a Zoning By-law Amendment, be received; and,

4. That the following recommendation from Heritage Markham Committee on September 13, 2023, be received as information:
 - a. That Heritage Markham opposes the Zoning By-law amendment based on the proposed massing, density, and height of the conceptual development; and,
 - b. That the height of any building in the development should be limited to reflect the character and two storey built form of adjacent homes; and,
5. That the Zoning By-law Amendment application submitted by City Park (Town Crier) Homes Inc., to amend Zoning By-law 1229, as amended, be approved and that the draft By-law, attached as Appendix 'B', be finalized and enacted without further notice; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 2023 UPDATE: MONITORING GROWTH IN THE CITY OF MARKHAM AND OFFICIAL PLAN PERFORMANCE INDICATORS (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as the fourth annual report to Development Services Committee providing updates on growth and performance indicators, which assist in ensuring that the department is achieving key metrics. Commissioner Prasad introduced Philip English to deliver a presentation.

Philip English, Planner II, delivered a presentation.

The Committee provided the following feedback:

- Expressed concerns with the disparity between projected growth and actual population numbers, asking if the growth projections were inaccurate. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that the projections are based on the York Region Official Plan, noting that growth likely is not meeting projections due to a variety of reasons including the pandemic, and changing market.
- Commented that some of the slowing of growth appears to have begun prior to the pandemic, asking if this could be due to housing supply and the processing time of applications. Commissioner Prasad advised that the City has good turnaround times with respect to issuance of permits, noting

that Staff are consistently finding ways to improve processes. Commissioner Prasad advised that the City has not had to refund any application fees due to processing times. Stephanie Di Perna, Chief Building Official, advised that building permit issuance exceeds legislated timeframes for complete applications.

- Stressed the importance of continuing to focus development close to transit and other amenities as these features may increase uptake when units go to market.
- Asked if population numbers are capturing scenarios wherein multiple families reside in a single-family dwelling or unregistered basement apartment dwellers. Mr. Lyons advised that it is challenging to establish metrics that capture these individuals, noting that some municipalities have looked at tracking water usage but with limited results. Ms. Di Perna advised that Building Standards captures some of these individuals, noting that the system is complaint based. Ms. Di Perna noted that there has been an uptake in registering accessory dwelling units since the change in Zoning provided additional permissions. Ms. Di Perna added that Building Standards continues to seek ways to make the process easier with respect to seeking permits for additional dwelling units to ensure they can be captured and are safe for residents.
- Asked how affordable ownership units are maintained in terms of resale value to ensure maintained affordability. Mr. Lyons advised that there are a variety of models, noting that it is challenging to ensure that units remain affordable if sold into the private market.
- Inquired about any upcoming affordable rental units within approved projects. Mr. Lyons advised that there are 60 affordable rental units and 240 purpose-built rental units within the Times Group development which has been approved but is not yet constructed.
- Commented that affordability is the biggest concern with respect to keeping residents in the City and maintaining a complete community. Director Cescato acknowledged the issues with respect to affordability, noting that supply chain issues and construction costs are issues faced by Developers as well.

Moved by Councillor Amanda Collucci
 Seconded by Councillor Andrew Keyes

1. That the staff report entitled, “2023 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators” dated October 17, 2023, be received; and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 AFFORDABLE AND RENTAL HOUSING STRATEGY - IMPLEMENTATION UPDATE (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item, advising that the purpose is to provide a status update on the implementation of the housing strategy called Housing Choices, which is an affordable and rental housing strategy that identifies a vision to support the economic viability and to sustain a more complete community. Commissioner Prasad introduced Philip English to deliver a presentation.

Philip English, Planner II, delivered a presentation.

The Committee provided the following feedback:

- Requested clarification on what the Province considers affordable housing. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that in a recent Regional report, affordable ownership was approximately \$538,000 per unit, where the maximum family income threshold to qualify for an affordable rental unit was \$150,000.
- Asked if the City offers anything to incentivize Developers to build affordable rental units. Mr. Lyons advised that Staff is looking at a variety of options including possible in-perpetuity deferral of Development Charges or grants in-lieu of Development Charges and parking reductions.
- Commented that affordable rental housing initiatives should be led by senior levels of government.
- Encouraged Staff to look at other areas of the world such as Singapore and Hong Kong which proactively put in measures to increase affordability in urban areas.
- Asked how affordability of units is maintained. Mr. Lyons advised that there are a variety of models to secure and protect affordable rental, such as ownership by non-profits like Housing York. Mr. Lyons clarified that once Housing York owns a unit, they maintain ownership and thus can

provide affordability in perpetuity. Mr. Lyons explained that the City may wish to consider a stronger role in partnerships with non-profit organizations or developers to lower cost in involvement with affordable housing and applications. With respect to owned units, Mr. Lyons advised that a shadow mortgage may be utilized to ensure that the value increase would come back to the City when owned affordable units are sold, to ensure that the profits could be reinvested into other affordable housing projects.

- Asked if the City has appropriate resources to deal with the housing crisis, specifically with respect to Staffing numbers. Commissioner Prasad confirmed that Staff are focused and working on housing supply and affordability, noting that many facets are outside of what the City can control or influence. Commissioner Prasad referenced complex issues such as the current housing market, supply chain issues, and interest rates as outside of what the City can control, noting that the City is on a positive trajectory.
- Inquired as to the status of preparing a process with respect to Inclusionary Zoning. Mr. Lyons advised that the Province requires a peer-reviewed market assessment in order to develop inclusionary zoning, which requires a thorough understanding of what is considered affordable which is shifting at the provincial level. Mr. Lyons advised that at this time, inclusionary zoning can move forward only for lands within Major Transit Station Areas (MTSAs).

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

1. That the report dated October 17, 2023 entitled “Affordable and Rental Housing Strategy - Implementation Update” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 COMMENTS ON BILL 134 – AFFORDABLE HOMES AND GOOD JOBS ACT, 2023 (10.0)

Arvin Prasad, Commissioner, Development Services, delivered an introduction advising that this item is related to the City's comments on Bill 134.

Commissioner Prasad introduced Duran Wedderburn to deliver a presentation.

Duran Wedderburn, Manager, Policy, delivered a presentation. Mr. Wedderburn provided some clarification and explanation of the percentile and affordability metrics outlined by the Province.

The Committee provided the following feedback:

- Requested additional information and tangible examples with figures, particularly to see numbers related to those in the 30th or 40th percentiles and what is available for the vulnerable individuals.
- Asked what changes Staff are not supportive of. Mr. Wedderburn clarified that there has not be enough information or methodology provided to establish support. Mr. Lyons added that a critical piece is clarification of Development Charge exemptions and what the municipality would be required to exempt.
- Asked if a model could be adopted, similar to the US system, where residents could deduct interest payments on income tax forms. Mark Visser, Senior Manager, Strategy, Innovation & Investments, advised that if interest was deducted, individuals would have more money to put onto their mortgage which would not necessarily increase affordability.

Moved by Councillor Juanita Nathan

Seconded by Councillor Ritch Lau

1. That the report dated October 17, 2023 titled “Comments on Bill 134 – Affordable Homes and Good Jobs Act, 2023” be received; and,
2. That the City not support the proposed changes to the definition of Affordable Residential Unit in the *Development Charges Act*; and,
3. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments on Bill 134; and,
4. That this report be forwarded to the Region of York; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 PROVINCIAL BUILDING FASTER FUND AND DEVELOPMENT TRACKING (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an overview of the Provincial Building Faster fund, through which the

City will receive funding if it achieves the Provincial targets within three years. Commissioner Prasad advised that funding is available to all municipalities who committed to the Provincial housing pledge and noted that he believes the City is on track to receive funding. Commissioner Prasad introduced John Yeh to deliver a presentation.

John Yeh, Manager, Strategy & Innovation, delivered a presentation.

The Committee provided the following feedback:

- Clarified that these targets are based on housing starts not on completed units and asked how many units have been built thus far in 2023. Stephanie Di Perna, Chief Building Official, advised that actual occupancies at the end of last month was approximately 1500, noting that it is recommended to not use occupancy as a metric as construction timelines are out of the City's control. Mr. Yeh clarified that the City marks a "housing start" by the issuance of permits.
- Commented on a recent news article which suggested that the City is 59% complete with respect to the housing target. Mr. Yeh confirmed that the City is close to this percentage, given that the metric of permitting is correct.
- Asked if there has been an update from the Province on how municipalities will be made whole as previously mentioned, and whether this fund is expected to make municipalities whole. Commissioner Prasad advised that the funding from this initiative will not make the City whole, particularly as the funding is spread out over three years. Commissioner Prasad advised that the implications of the reduction of cash-in-lieu for parkland resulted in a 90% reduction of fees within some applications. Commissioner Prasad advised that Staff continue to ask the Province for clarity with respect to making municipalities whole. Joseph Silva, Treasurer, advised that as per the report, the City would need \$136M per year to be made whole, which is the estimated gap in Development Charges as a result of Bill 23.
- Asked where the funding from the Building Faster Fund could be used. Mark Visser, Senior Manager, Strategy, Innovation & Investments, advised that the funding would likely need to be used for development work, noting that it could be put in the Development Charges reserve, the Parks Cash-in-Lieu reserve for parkland, or spent on other development related initiatives, which would be confirmed once the City receives funding.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the report dated October 17, 2023 titled “Provincial Building Faster Fund and Development Tracking” be received; and,
2. That the City participate in the Building Faster Fund to seek available funding and continue to implement changes identified through the City’s several streamlining initiatives, such as the Lean Review of the Development Process, to facilitate meeting the housing targets to be assigned by the Province from 2023 to 2025; and,
3. That the Province be requested to establish 2023 municipal housing targets using a proportionate share of the Provincial new housing starts target of 110,000 units (Markham’s target would be 3,226 units) and establish 2024 and 2025 municipal housing targets; and,
4. That the Province confirm the appropriate activity to track new housing starts performance giving consideration to the issuance of a building permit; and,
5. That staff be directed to continue discussions with the Province to determine the appropriate 2023 new housing starts target to use and the measurement to track performance under the Building Faster Fund and report back to Development Services Committee once it is confirmed the amount of funding Markham is eligible to receive; and,
6. That this report be forwarded to the Minister of Municipal Affairs and Housing and Region of York; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

Councillor Rea encouraged members of the new Policy Committee to consider meeting, noting that the Committee could begin researching and generating ideas on how to tackle the housing crisis.

12. ANNOUNCEMENTS

There were no announcements.

13. ADJOURNMENT

Moved by Councillor Ritch Lau

Seconded by Deputy Mayor Michael Chan

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

Carried