

## Development Services Committee Meeting Minutes

**Meeting Number: 29**

**December 12, 2023, 9:00 AM - 3:00 PM**

**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	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	Hailey Miller, Planner I, West District
	Arvin Prasad, Commissioner, Development Services	Laura Gold, Council/Committee Coordinator
	Trinela Cane, Commissioner, Corporate Services	Lily-Ann D'Souza, Senior Planner, Policy
	Claudia Storto, City Solicitor and Director of Human Resources	Chris Rickett, Director, Economic Development, Culture and Entrepreneurship
	Stephanie DiPerna, Director, Building Standards	Clement Messere, Senior Planner
	Giulio Cescato, Director of Planning & Urban Design	Deanna Schlosser, Senior Planner
	Frank Clarizio, Director, Engineering	Elizabeth Martelluzzi, Senior Planner
	Daniel Brutto, Senior Planner, West	Duran Wedderburn, Manager, Policy
	Regan Hutcheson, Manager, Heritage	Morgan Jones, Commissioner, Community Services
	Darryl Lyons, Deputy Director, Planning & Urban Design	Joseph Silva, Treasurer
	Stephen Lue, Senior Manager, Development	

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

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## **1. CALL TO ORDER**

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

## **INDIGENOUS LAND ACKNOWLEDGEMENT**

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

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

Regional Councillor Jo Li declared a conflict of interest on Agenda Item No. 9.2 - Recommendation Report, Green City Cornell Development Group Inc., Official Plan and Zoning By-Law Amendment Applications to Permit Two 13-Storey Retirement Home and/or Apartment Buildings with at Grade Non-Residential uses, a Mix of Townhouses, and Public Parkettes, at the South east corner of Bur Oak Avenue and Church Street (Ward 5) File Plan 23 139197 (10.3, 10.5), as his daughter works for Green City Development Inc.

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

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - NOVEMBER 27 AND NOVEMBER 28, 2023 (10.0)**

9:05

Moved by Councillor Ritch Lau

Seconded by Deputy Mayor Michael Chan

1. That the minutes of the Development Services Committee meeting held on November 27 and November 28, 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:

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

Amaris Liu, Fire Plan Examiner, Fire & Emergency Services, 10 Years

**Community Services Commission**

Andrew Popov, IMS Data Specialist, Environmental Services, 30 Years

Ian Robertson, Working Supervisor, Forestry, Operations, 20 Years

Scott Hill, Community Facility Coordinator, Recreation Services, 20 Years

Luke Colangelo, Waterworks Operator II, Environmental Services, 15 Years

Christopher Farnell, Sewer Flusher/Camera Operator, Environmental Services, 5 Years

Benjamin Kihara, Survey Crew Leader, Operations, 5 Years

Kevin Wilkinson, Sweeper Operator, Operations, 5 Years

Tyler Aguinaldo, Facility Operator III, Recreation Services, 5 Years

**Corporate Services Commission**

Evon Wisdom, Help Desk Support Specialist, Information Technology Services, 20 Years

Michael Kourtsidis, Municipal Law Enforcement Officer II, By-law Enforcement & Regulatory Services, 15 Years

Scott Chapman, Corporate Privacy & Records Coordinator, Legislative Services, 5 Years

**Development Services Commission**

Ira Davis, Customer Service Representative, Building Standards, 35 Years

Henry Lo, Manager, Transportation Planning, Engineering, 10 Years

Ricardo Bernardino, Architectural Plans Examiner I, Building Standards, 5 Years

Hailey Miller, Planner II, Planning & Urban Design, 5 Years

**5. DEPUTATIONS**

The deputations were heard with the respective item.

**6. COMMUNICATIONS**

- 6.1 COMMUNICATION ON RECOMMENDATION REPORT, HILTON MARKHAM SUITES HOTEL LIMITED, AT 8500 WARDEN AVENUE, PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT HIGH DENSITY RESIDENTIAL MIXED-USE DEVELOPMENT**
- CONSISTING OF FIVE NEW BUILDINGS AND A PUBLIC PARK LOCATED AT THE SOUTHWEST CORNER OF WARDEN AVENUE AND HIGHWAY 7, MUNICIPALLY KNOWN AS 8500 WARDEN AVENUE, IN MARKHAM CENTRE (WARD 8) FILE PLAN 20 128653 (10.3, 10.5)**

**Note: Please refer to item 9.1 for staff report.**

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
  - Frederick Woo
  - Jenny Zheng
  - Sandy K. Aivaliotis
  - Demetri Mamatis
  - Scott Cosens
  - Bob and Carolyn Davison

**Carried**

**7. PETITIONS**

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

**8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – NOVEMBER 21, 2023 (10.0)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Public Meeting held November 21, 2023, be confirmed.

**Carried**

**8.2 AUTHORITY TO PROVIDE DEVELOPMENT CHARGES (DC) CREDIT AND / OR REIMBURSEMENT FOR THE CONSTRUCTION OF ROUGESIDE PROMENADE FROM 100M EAST OF WARDEN AVENUE (WEST LIMITS OF THE SUBDIVISION) TO VERDALE CROSSING AND**

**FOR THE CONSTRUCTION OF MULTI-USE PATHWAY (MUP) ON WARDEN AVENUE TO 1771107 ONTARIO INC. (WARD 3) (7.11)**

Moved by Councillor Amanda Collucci  
 Seconded by Councillor Isa Lee

1. That the report entitled “Authority to Provide Development Charges (DC) Credit and / or Reimbursement for the Construction of Rouge-side Promenade from 100m east of Warden Avenue (west limits of the subdivision) to Verdale Crossing and for the Construction of Multi-Use Pathway (MUP) on Warden Avenue to 1771107 Ontario Inc. (Ward 3)” be received; and,
2. That Council authorize Development Charge Credits and / or Reimbursements not exceeding \$202,509.00 to 1771107 Ontario Inc. (“Times Group”) for the costs associated with the design, contract administration, construction, and maintenance until assumption, for the construction of Rouge-side Promenade from 100m east of Warden Avenue to Verdale Crossing; and,
3. That Council authorize the following reimbursements to 1771107 Ontario Inc. (“Times Group”) related to the design, contract administration, construction, and maintenance until assumption, for the construction of MUP on Warden Avenue west of Block 1 and Block 5, adjacent to the Plan of Subdivision:
  - a. Development Charge Credits and/or Reimbursements not exceeding \$66,885.00 representing 65% of the costs associated with the construction of MUP on Warden Avenue; and,
  - b. Reimbursement not exceeding \$18,007.50 from the Community Benefit Charges Reserve representing 17.5% of the costs associated with the construction of the MUP on Warden Avenue; and,
  - c. Reimbursement not exceeding \$18,007.50 from the Non-DC Growth Reserve representing 17.5% of the costs associated with the construction of the MUP on Warden Avenue; and,
4. That notwithstanding the above recommendations, that the amount available for credits and/or reimbursements be based on the lesser of the actual cost to construct and the capital cost included in the most current Development Charges Background Study, as indexed from time to time, at the time works are complete and the credits and/or reimbursements are being provided; and,
5. That the Mayor and Clerk be authorized to execute a Development Charge Credit and / or Reimbursement Agreement, if required, in accordance with

the City's Development Charge Credit and Reimbursement Policy, with 1771107 Ontario Inc. or their successors in title to the satisfaction of the Treasurer and the City Solicitor, or their respective delegates; and,

6. That all of the above credits and/or reimbursements shall exclude HST and interest and shall be indexed in accordance with the City's Development Charge Credit & Reimbursement Policy; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **8.3 AWARD OF TENDER 223-T-23 BACKSTOP AND OUTFIELD FENCE REPLACEMENT (7.12)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Isa Lee

1. That the report entitled "Award of Tender 223-T-23 Backstop and Outfield Fence Replacement" be received; and,
2. That staff be authorized to award a contract to Anthony Furlano Construction Inc., the lowest priced bidder, in the total amount of \$394,775.88 inclusive of HST; and,
3. That a contingency in the amount of \$19,738.79 (5%) inclusive of HST, be established to cover any additional project costs, be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. That the award and contingency in the total amount of \$414,514.67 be funded from capital project 23217 Outfield and Backstop Fence Improvement, GL account 0059-6150-23217-005, which has an available budget of \$331,000; and,
5. That the shortfall of \$83,514.67 be funded from City Non-DC Capital Contingency; and,
6. That this report be received by Council on December 13, 2023; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **8.4 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE V (16.11)**

The following deputations were made on the Designation of Priority Properties – Phase V:

Randal Dickie, Urban Growth Inc. spoke in opposition to designating 10737 Victoria Square Boulevard as a cultural heritage resource, as the properties do not warrant a heritage designation due to it being a modest cottage with no historical connection to the community.

Chris Uchiyama, LHC Heritage Planning, provided a deputation that in her professional opinion 10737 Victoria Square Boulevard does not meet the criteria for heritage designation based on its physical design value, as it is a modest cottage commonly found in Southern Ontario that has no historical connection to its surroundings and the broader community.

Regan Hutcheson, Manager, Heritage Planning, advised that staff stand by their research, advising that the City is interested in also protecting modest homes as cultural heritage resources, as they are representative of what used to be a common family home in Markham in the late 19C, and it helps preserve the character of Victoria Square.

Mathew Helfand, Aird & Berlis LLP, representing the landowners of 11274, and 11120 Highway 48, provided a deputation requesting that the recommendation to designate 11274, and 11120 Highway 48 as a cultural heritage resource be deferred, to provide more time for the land owner to review the conditions, as little notice was provided and there is still time prior to the provincial deadline to designate properties listed on Markham's Register of Property of Cultural Heritage Value or Interest.

Mr. Prasad advised that the advance notice for heritage designations provided by the City is not required, but is provided as a courtesy, and that staff have followed a well thought through process, and are recommending heritage designations in order of priority.

Regan Hutcheson, Manager, Heritage Planning, provided an overview of the process staff are following when they are recommending a property to be designated as a cultural heritage resource. Mr. Hutcheson noted that staff go above and beyond the legal requirement to notify landowners of the City's intention to designate a property under the *Ontario Heritage Act*, additionally,

they try to come to a mutual agreement with landowners regarding issues of concern.

Giulio Cescato, Director of Planning & Urban Design, warned Council that the deadline to designate cultural heritage resource that are currently on the City's Register of Property of Cultural Heritage Value or Interest is January 1, 2025, and that Council runs a risk of becoming backlogged if they choose to defer properties. Mr. Cescato noted that cultural heritage designations will be recommended at most future Development Service Committee meetings in 2024 order to meet the deadline.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. **That the deputations by Randal Dickie, Urban Growth Inc., Chris Uchiyama, LHC, and Matthew Helfand, Aird & Berlis LLP, regarding the designation of properties under Part IV, Section 29 of the *Ontario Heritage Act*, be received; and,**
2. **That the written submissions by Eileen Costello, Aird & Berlis LLP, regarding the designation of 11120 and 11274 Highway 48 under Part IV, Section 29 of the *Ontario Heritage Act*, be received; and,**
3. That the Staff report, dated December 12, 2023, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase V", be received; and,
4. 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:
  - 3056 Elgin Mills Road East (Ward 2): "Thomas Read House"; and,
  - 3575 Elgin Mills Road East (Ward 2): "Lyon-Schell-Frisby House"; and,
  - 6731 Fourteenth Avenue (Ward 7): "Patton-Sewell House"; and,
  - 11274 Highway 48 (Ward 6): "Christian Hoover House"; and,
  - 7882 Highway 7 East (Ward 5): "Martin Hoover House"; and,
  - 7831 Highway 7 East (Ward 5): "Alec Armstrong House"; and,
  - 11248 Kennedy Road (Ward 6): "Melville Church"; and,



- 11137 McCowan Road (Ward 6): “Alexander Lee House”; and,
  - 4822 Nineteenth Avenue (Ward 6): “Samuel Kendrick House”; and,
  - 6084 Nineteenth Avenue (Ward 5): “Grove Cottage”; and,
  - 11120 Highway 48 (Ward 6): “Henry Wideman House”; and,
  - 10737 Victoria Square Blvd (Ward 2): “Savage-Schell-Dennie House”; and,
5. That Council state its intention to designate 3056 Elgin Mills Road East (Ward 2) 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 3575 Elgin Mills Road East (Ward 2) 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 6731 Fourteenth Avenue (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 11274 Highway 48 (Ward 6) 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 7882 Highway 7 East (Ward 5) 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 7831 Highway 7 East (Ward 5) 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 11248 Kennedy 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 11137 McCowan Road (Ward 6): 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 4822 Nineteenth Avenue (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,

14. That Council state its intention to designate 6084 Nineteenth Avenue (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
15. That Council state its intention to designate 11120 Highway 48 (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
16. That Council state its intention to designate 10737 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
17. 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,
18. 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,
19. 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,
20. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

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

### **9.1 RECOMMENDATION REPORT, HILTON MARKHAM SUITES HOTEL LIMITED, AT 8500 WARDEN AVENUE, PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT HIGH DENSITY RESIDENTIAL MIXED-USE DEVELOPMENT CONSISTING OF FIVE NEW BUILDINGS**

**AND A PUBLIC PARK LOCATED AT THE SOUTHWEST CORNER OF WARDEN AVENUE AND HIGHWAY 7, MUNICIPALLY KNOWN AS 8500 WARDEN AVENUE, IN MARKHAM CENTRE (WARD 8) FILE PLAN 20 128653 (10.3, 10.5)**

Arvin Prasad, Commissioner of Development Services, introduced the item.

David Charezenko, Bousfields Inc., provided a presentation on the proposed development.

The Committee provided the following feedback on the proposed development:

- Expressed concern that there has not been an update on the proposed development since the May 2021 Statutory Public meeting on the proposal, as there has been significant revisions to the proposal;
- Questioned if the new proposal includes the expansion of the conference space;
- Suggested that the proposal does not include enough parking;
- Noted that the parkland is subject to *Bill 23*, but that the application did not fall under the *Bill 109* timelines;
- Discussed the location of the proposed park, and the process for designing parks;
- Discussed the plan to combine City land with the Applicants land to create a larger public park;
- Expressed some concern that the park was being proposed to front a busy road;
- Suggested that the towers should be connected to the hotel, either above or below ground;
- Noted that this is landmark site, and that Hilton hotel is an iconic building;
- Suggested that transportation may be challenging with all the density that has been approved in the area due to there being no GO Station within walking distance from the proposed development;
- Discussed the heights of other nearby developments that were recently approved, noting that similar heights have already been approved;
- Requested an update on the Markham Centre Secondary Plan;
- Noted that it is challenging to review applications independently - without seeing how it fits into the greater context of the area.
- Thanked the applicant for demonstrating an interest in connecting the proposal to an automated vacuum waste collection system (AVAC);

- Requested that this item be referred to the Unionville Sub-Committee, and that the Ward Councillor be provided with enough time to hold a Community Information Meeting on the application.

The following deputations were made on the proposed development:

1. Frederick Woo expressed concern regarding the height and density of the proposed development, the impact it will have on existing infrastructure, and that area is being overdeveloped. Mr. Woo suggested that a model should be created to view how the proposal fits in with the existing community prior to making a decision on the application. Mr. Woo requested that the Committee defer the decision on the proposed development.
2. Edward Mak, EKO Condominiums Board, President, expressed the following concerns regarding the proposed development: that community has not been consulted on the proposal since May 2021; that many that live in the community are not aware of the proposal; the height of the tower on the west side of the subject lands, as it conflicts with the character of the existing community which is comprised of significantly lower condominiums; and that Courtyard Lane will not be able to handle the added density even with the proposed three metre widening of the road. Mr. Mak asked that the development proposal be sensitive to the existing community.
3. Peter Miasek, Unionville Residents Association, expressed concern that there was no interim report on the proposed development; and that the proposal does not follow the Markham Centre Secondary Plan Concept Plan with respect to the height and density. Mr. Miasek spoke of importance of keeping to the Markham Centre Secondary Plan Concept Plan to maintaining a liveable balanced community. Mr. Miasek noted his surprise that staff supported this application, and suggested that Committee refer the item back to staff for an interim report.
4. Tammy Mak, resident that lives nearby, expressed concern that she was not aware of the proposed development. Ms. Mak questioned if the existing infrastructure, such as the schools, can handle the density being proposed in the area Ms. Mak supported the deferral of the proposed development to permit for more community consultation. Ms. Mak also questioned the construction timelines for the project.

The Applicant and Staff provided the following response to inquiries from the Committee and the Deputants:

Mr. Charezenko clarified that the existing conference centre will remain, and that the proposal will add an additional 13,000 square metres of commercial space that could be used for additional conference space, or for other purposes that support the hotel and/or local community. Mr. Charezenko advised that the park was re-located to permit for a larger public park by combining the City's land with the Applicant's land, noting that this opportunity was not available on the south-west corner of the subject lands. Mr. Charezenko clarified that there will be a public consultation process with respect to the design of the park once the concept of the park is determined. Mr. Charezenko explained that their studies show that there is sufficient parking for the additional 5 buildings being proposed on the site.

Giulio Cescato, Director of Planning & Urban Design, noted that the proposed development would be built over many years, and several phases that would be timed with advancements to infrastructure.

Darry Lyons, Deputy Director, Planning & Urban Design, advised that staff are working closely with the consultants to ensure that the draft Markham Centre Secondary Plan reflects developments that have already been approved by the City and the current development context. Mr. Lyons noted that staff aim to complete the draft Markham Centre Secondary Plan by June 2024, as the plan is needed to inform development in the area.

Moved by Councillor Isa Lee

Seconded by Councillor Ritch Lau

1. **That the deputations by Fredrick Woo, Edward Mak, EKO Condominiums Board, President, Peter Miasek, Unionville Residents Association (URA), and Tammy Mok; and,**
2. **That the written submissions received after the posting of the agenda by Alex Yeung, Ben Snaper, Elizabeth Brown, and Yamini Shah, be received; and,**
3. **That the Proposed Official Plan and Zoning By-law Amendment applications to permit high density residential mixed-use development consisting of five new buildings and a public park located at the southwest corner of Warden Avenue and Highway 7, municipally known as 8500 Warden Avenue, in Markham Centre (Ward 8)", be referred to the Unionville Sub-Committee, to be held on a date to be determined in January 2024; and,**
4. **That Staff provide an update on the draft Markham Centre Secondary Plan, and an overview of the applications that have been**

**approved to date in this area, including the heights, FSIs, and number of units, at the Unionville Sub-Committee meeting to be held in January 2024; and,**

- 5. That the Ward Councillor hold a Community Information Meeting on the proposed development on a date to be determined after the Unionville Sub-Committee meeting; and,**
- 6. That Staff be directed to report back to the Development Services Committee in February 2024 with a Recommendation Report on the proposed development; and further,**
- 7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

**Carried**

**9.2 RECOMMENDATION REPORT, GREEN CITY CORNELL DEVELOPMENT GROUP INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT TWO 13-STOREY RETIREMENT HOME AND/OR APARTMENT BUILDINGS WITH AT-GRADE NON-RESIDENTIAL USES, A MIX OF TOWNHOUSES, AND PUBLIC PARKETTES, AT THE SOUTHEAST CORNER OF BUR OAK AVENUE AND CHURCH STREET (WARD 5) FILE PLAN 23 139197 (10.3, 10.5)**

Regional Councillor Joe Li declared a conflict of interest on this item, as his - daughter works for Green City Development Group Inc.

Arvin Prasad, Commissioner of Development Services, introduced the item. Mr. Prasad advised that the holding provision recommended to be included in the Zoning By-Law by staff in the Staff Recommendation Report to address matters related to sanitary sewer servicing capacity constraints is no longer required, as staff will now work with the Applicant to resolve the matter through the Subdivision Process.

Adam Layton, Evans Planning, provided a presentation on the proposed development.

The Committee provided the following feedback on the proposed development:

- Supported staff working with the Applicant during the Subdivision Process to resolve the sanitary sewer capacity constraints and removing the holding provision from the proposed Zoning By-Law;
- Noted the Applicant has been listening to the neighborhood's concerns and working with Staff on their proposed development;
- Asked that staff ensure there is an adequate buffer between new and existing development to the south;
- Asked that staff ensure there is adequate space for snow removal.
- Requested that proposed development include some connectivity at the south end of the site to the new parkland, hospital and community centre;
- Suggested that the pathways and greenspace in the proposed development could be improved;
- Noted the proposed development is located in close proximity to existing parkland with playgrounds;
- Supported the parking allocation if the development proposal remains a seniors building;
- Noted that there may be a need for more visitors parking;
- Encouraged the Applicant to include purpose built rentals and affordable housing units due to the subject lands proximity to the hospital;
- Expressed concern in regards to the linear park;
- Requested that the Applicant be sensitive to the resident residing in the townhouses directly across the street from the proposed development.

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the December 12, 2023, report titled, "RECOMMENATION REPORT, Green City Cornell Development Group Inc., Official Plan and Zoning By-law Amendment Applications to permit two 13-storey retirement homes and/or apartment buildings with at-grade non-residential uses, a mix of townhouses, and public parkettes, at the southeast corner of Bur Oak Avenue and Church Street (Ward 5) File PLAN 23 139197", be received; and,
2. That the Official Plan Amendment application submitted by Green City Cornell Development Group Inc., be approved and the draft Official Plan

Amendment, attached as Appendix 'A', be finalized and brought to a future Council meeting for adoption without further notice; and,

3. That the Zoning By-law Amendment application submitted by Green City Cornell Development Group Inc., as modified by City staff, be approved and the draft site-specific Zoning By-law Amendment, attached as Appendix 'B', be finalized and brought to a future Council meeting for enactment without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **9.3 COMMENTS ON YORK REGION'S DRAFT REGIONAL PLANNING TRANSITION PLAN (10.0)**

Arvin Prasad, Commissioner of Development Services, introduced the item.

Lily-Ann, D'Souza, Senior Planner, Policy, provided a presentation on the City's Comments on York Region's Draft Regional Planning Transition Plan.

The Committee inquired who the approval authority will be for local official plans and official plan amendments (OPAs) if York Region is no longer a planning approval authority, and if the City consults neighbouring municipalities on land use planning matters.

Darryl Lyons, Deputy Director, Planning & Urban Design, clarified that the Minister of Municipal Affairs and Housing would replace York Region as the approval authority of Markham's official plan and OPAs, and that the City will continue to work with neighbouring municipalities to coordinate land use planning matters. Mr. Lyons advised that staff are recommending that York Region continue to assist with municipal forecasting to ensure that growth is timed with advancements in infrastructure. Mr. Lyons noted that there are still a lot of transitional matters that need to be better understood with respect to the change in legislation introduced through the More Homes Built Faster Act, 2022 (Bill 23), such as clarifying the City's, York Region's, and the Province's roles and responsibilities for land use planning.

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan



1. That the report and presentation dated December 12, 2023 entitled “Comments on York Region’s Draft Regional Planning Transition Plan” be received; and,
2. That Council endorse the following Staff recommendations:
  - a. That York Region continue its forecasting work in a supportive role to assist local municipalities in preparing local forecasts and the forecasts approved by local Council be used to inform Regional master and capital plans and phasing; and,
  - b. That additional support to interpret and administer the York Region Official Plan be an optional service that could be provided by York Region given that Markham will be responsible for making decisions regarding conformity; and,
  - c. That York Region comments on Official Plan Amendments be focused to matters where the Region has authority (i.e., servicing, regional transportation systems, assisted and affordable housing, etc.); and,
  - d. That York Region’s role as a commenting agency should also include providing support on City-led initiatives and studies related to matters where York Region has authority (e.g., local transportation and servicing master plans, housing strategies, etc.); and,
  - e. That a memorandum of understanding between York Region and Markham be prepared to confirm the Regional services to be provided by York Region; and,
3. That York Region provide additional detail and clarification on the matters identified in Appendix ‘B’; and,
4. That this report be forwarded to York Region as the City of Markham’s Comments on the Draft Regional Planning Transition Plan; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.4 RECOMMENDATION REPORT, TH (WARDEN) DEVELOPMENTS (BT) INC., AT 10506 AND 10508 WARDEN AVENUE, FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT TOWNHOUSES, STACKED TOWNHOUSES, AND MIXED USE MULTI-STOREY UNITS,**

**A 2 HA DUAL USE PARK/STORMWATER MANAGEMENT BLOCK;  
AND A SECONDARY SCHOOL BLOCK (WARD 2), FILE NO. PLAN 22  
265291 (10.3, 10.5)**

Arvin Prasad, Commissioner of Development Services, introduced the item

Emily Grant, Malone Given Parsons, provided a presentation on the proposed development.

The Committee provided the following feedback on the proposed development:

- Suggested that the proposed development should include more street parking;
- Questioned if the parking ratio was sufficient;
- Suggested that there may be an opportunity to include triplexes or fourplexes in the proposed development rather than just townhouses;
- Suggested allowing the buyer to determine the housing type to be built on their lot to encourage the development of triplexes or fourplexes, noting that this type of housing was successfully built in the past;

Giulio Cescato, Director of Planning & Urban Design, advised that staff are still reviewing parking issues related to the proposed development. Mr. Cescato noted that stacked townhouses are a form of affordable housing, but agreed to explore the possibility of offering greater housing options to the consumer with the Applicant.

Moved by Councillor Ritch Lau

Seconded by Mayor Frank Scarpitti

1. That the report titled, “RECOMMENDATION REPORT for Official Plan and Zoning By-law Amendment applications TH (Warden) Developments (BT) Inc., at 10506 and 10508 Warden Avenue to permit townhouses, stacked townhouses, and mixed use multi-storey units, a 2 ha dual use park/stormwater management block; and a secondary school block (Ward 2), File No. PLAN 22 265291”, be received; and,
2. That the Official Plan Amendment application submitted by TH (Warden) Developments (BT) Inc., to amend the Official Plan, be endorsed in principle by Council, and that the draft Official Plan Amendment 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 TH (Warden) Developments (BT) Inc. to amend Zoning By-law 304-87, as amended, be endorsed in principle by Council and that the draft Zoning By-law be finalized and brought forward to a future Council meeting to be 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**

## **10. MOTIONS**

### **10.1 REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)**

**Note: Notice of this motion was given to Development Services Committee at its meeting held on November 28, 2023. The motion is attached.**

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Isa Lee

That Committee consented to deferring the motion “Reimagine The Stouffville GO Transit Corridor Line” to the December 13<sup>th</sup> Council meeting.

**Carried**

## **11. NOTICES OF MOTION**

There were no notices of motion.

## **12. NEW/OTHER BUSINESS**

There was no other business.

## **13. ANNOUNCEMENTS**

There was no other business.

## **14. CONFIDENTIAL ITEMS**

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

### **14.1 DEVELOPMENT AND POLICY MATTERS**

**14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -  
OCTOBER 31, NOVEMBER 14, AND NOVEMBER 27, 2023 (10.0)  
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

This item will be added to the next Confidential Development Services Committee Agenda.

**14.1.2 ONTARIO LAND TRIBUNAL APPEAL, DRC (MARKHAM) INC.  
C/O HOLBORN GROUP, AT 8127-8149 YONGE STREET (WARD  
1) FILE NO. PLAN 22 253004 (10.3, 10.5)**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING  
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,  
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)  
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

Committee consented to this item being deferred to the December 13, 2023 Council meeting.

**15. ADJOURNMENT**

Moved by Councillor Juanita Nathan

Seconded by Councillor Amanda Collucci

The Development Services Committee adjourned at 3:10 PM.

**Carried**