

# Development Services Committee Meeting Minutes

**Meeting Number: 1**  
**January 16, 2024, 9:30 AM - 3:00 PM**  
**Live streamed**

Roll Call	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
Regrets	Mayor Frank Scarpitti	
Staff	Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering Stephanie DiPerna, Director, Building Standards	Stephen Lue, Senior Manager, Development Geoff Day, Senior Planner, Zoning & Special Projects Stacia Muradali, Manager, Development - East Brad Roberts, Manager, Zoning and Special Projects Brashanthe Manoharan, Planner II Erica Alligood, Election / Committee Coordinator

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## 1. CALL TO ORDER

The Development Services Committee convened at 9:38 AM with Regional Councillor Jim Jones in the Chair.

## INDIGENOUS LAND ACKNOWLEDGEMENT

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

**2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**3. APPROVAL OF PREVIOUS MINUTES**

**3.1 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES -  
DECEMBER 4, 2023 (10.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the minutes of the Special Development Services Committee meeting held on December 4, 2023 be confirmed.

**Carried**

**4. DEPUTATIONS**

Mike Everard, Elizabeth Brown, Christiane Bergauer-Free, Lincoln Lo, and Maria Gatzios made deputations on Item 7.2 as detailed with the respective item.

Doug Denby, deputant, appeared before Committee, expressing the importance of knowing the true history of the Town, now City.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the deputation by Doug Denby be received.

**Carried**

**5. COMMUNICATIONS**

**5.1 COMMUNICATIONS - RECOMMENDATION REPORT, CITY  
INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT,  
FILE PR 13 128340 (10.5)**

Moved by Councillor Ritch Lau  
 Seconded by Councillor Amanda Collucci

1. That the written submissions from Maria Gatzios on behalf of Markham District Energy, Angus Glen Golf Club, Markham MMM North / South/ Major Mackenzie, 4716 Elgin Mills Markham Ltd., and Bethesda Lutheran Church, Steven De Santis on behalf of Winterberry Developments Ltd., Nick Pileggi on behalf of Weins Auto Group and White Owl Properties, Lincoln Lo on behalf of CF/OT Buttonville Properties Inc., Richard Domes and Nikhail Dawan on behalf of Grit Developments and Art Tile Ltd., Jeffrey Streisfield on behalf of 7951 Yonge Street, and Barry Nelson, be received.

**Carried**

## **6. PETITIONS**

There were no petitions.

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

### **7.1 RECOMMENDATION REPORT, NEAMSBY INVESTMENTS INC. AT 191 MCNABB STREET, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT A SIX-STOREY COMMERCIAL SELF-STORAGE FACILITY WITH AT-GRADE OFFICE SPACE,**

**AT THE SOUTH PORTION OF 191 MCNABB STREET (WARD 8) FILE NO. PLAN 22 120692 (10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services introduced this item as related to an application to permit a six-storey commercial self-storage facility with at grade office space at 191 McNabb Street. Commissioner Prasad advised that a public meeting had been held, noting that the applicant is in a position to appeal to the OLT but has not. Commissioner Prasad advised that the proposed development utilizes existing infrastructure and is in keeping with the surrounding area. Commissioner Prasad introduced Harry Zhu of Arcadis to provide a presentation.

Harry Zhu, Senior Planner, Arcadis, provided a presentation representing the Applicant.

The Committee asked to clarify if this application is located at the Toshiba site and if the proposal was for household or commercial storage. Stephen Lue, Senior

Manager, Development, confirmed that this application is at the Toshiba site, advising that it will contain commercial storage and possible household storage. Mr. Lue advised that at the public meeting, questions were raised related to the storage of ammunition, but noted that there are strict guidelines surrounding any storage of ammunition.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the report dated January 16, 2024 titled, “RECOMMENDATION REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendment Applications to permit a six-storey commercial self-storage facility with at-grade office space, at the south portion of 191 McNabb Street (Ward 8) File No. PLAN 22 120692”, be received; and,
2. That the Official Plan Amendment application (PLAN 22 120692) be approved and that the draft Official Plan Amendment, attached hereto 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 (PLAN 22 120692) be approved and the draft site-specific implementing Zoning By-law, attached hereto as Appendix ‘B’ be finalized and brought to a future Council meeting for enactment without further notice; and,
4. That the Site Plan Application (SPC 22 120692) be delegated to the Director of Planning and Urban Design, or designate, and that Site Plan Approval be issued once Application for Consent has been approved by the Committee of Adjustment; 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, CITY INITIATED NEW  
COMPREHENSIVE ZONING BY-LAW PROJECT, FILE PR 13 128340  
(10.5)**

Arvin Prasad, Commissioner, Development Services, introduced this item as related to the recommendation report for the Comprehensive Zoning By-law, which he explained is not just a consolidation of historic by-laws but a new comprehensive and complete by-law. Commissioner Prasad advised that

following the public meeting on September 18, 2023, Staff have considered comments and undertaken further consultation. Commissioner Prasad thanked the other commissioners and their departments for the work taken to get to this point and introduced Brad Roberts to deliver a presentation.

Brad Roberts, Manager, Zoning & Special Projects, provided a presentation.

The Committee provided the following feedback:

- Asked about provisions for tents within the by-law. Mr. Roberts advised that certain provisions surrounding tents have been removed from the Comprehensive Zoning By-law to be more permissive, including noise and timeline restrictions, noting that the Building Code requires a site plan application for any tents erected for more than 12 weeks, which is also stipulated within the City's Site-Plan Control By-law.
- Asked if there are any areas in the City outside of car dealerships where outdoor storage would be permitted, particularly with respect to recreational vehicle (RV) storage. Mr. Roberts confirmed that he would double-check, noting that there may be permissions in general employment areas. Mr. Roberts clarified that the implementation of RV restrictions was delayed pending the parking strategy, which could contain recommendations surrounding RVs. Mr. Roberts advised that the Comprehensive Zoning By-law is a living document which will continue to evolve to new businesses, ideas, and concepts.
- Asked if there would be an update to the Noise By-law as amplified music is currently prohibited after 5PM, Sunday through Thursday. Commissioner Prasad confirmed that he would take it back to the By-law Department for further information, noting that noise is not something regulated by zoning.
- Inquired about future improvements to the interactive online component of the Comprehensive Zoning By-law. Mr. Roberts confirmed that the interactive component will continue to improve and evolve as it is not yet completed, noting that the initial goal was to finalize the By-law document in physical form, as required by the Planning Act.
- Asked for information on the communication plan for the Comprehensive Zoning By-law. Mr. Roberts advised that there were a number of public meetings related to the crafting of the by-law. Giulio Cescato, Director, Planning & Urban Design, further advised that there have been meetings with the City's Builders Forum to educate them on the by-law and that future training sessions with professionals are anticipated as the by-law is

adopted. Mr. Roberts noted that appeals to the OLT are expected to the by-law, noting that efforts have been made through the consultation process to reduce the number of possible appeals.

- Advised that inquiries have been received from residents with corner lots, seeking severance of the property resulting in no longer having a backyard. Director Cascato advised that there are not as-of-right permissions with respect to severance, noting that any severance applications would be tested against the Planning Act and the City's Official Plan and to confirm if they comply with the lot pattern of the surrounding neighbourhood. Mr. Roberts added that zoning standards are based on the City's 2014 Official Plan, noting that lot frontages and areas could be looked at through the Official Plan review process if the Committee wishes to see further opportunity for intensification.
- Asked if the Comprehensive Zoning By-law allows for the demolition of a building to be replaced by a four-plex. Mr. Roberts advised that with the recent changes to the Building Code, considering all other requirements are met, three units can be put into an existing main building without the demolition of the existing structure.

Mike Everard, deputant, Planning Consultant for Catholic Cemeteries and Funeral Services Arch Diocese of Toronto, expressed concerns with the Comprehensive Zoning By-law as it relates to the last phase of the Holy Cross Cemetery. Mr. Everard advised that the 10.5 acre plot is currently zoned to permit a cemetery but noted that the Comprehensive Zoning By-law proposed a change to the zoning which would reduce the plot zoned for cemetery use to 2.5 acres.

Director Cascato advised that while the zoning proposed in the current version of the by-law conforms with the 2014 Official Plan, at the direction of Committee, the lands could be removed from the Comprehensive Zoning By-law.

Elizabeth Brown, deputant, expressed concerns with the increase from current floor area ratio and the loss of net lot area. Ms. Brown expressed that she feels that Thornhill, Unionville, and the remainder of Markham should be treated differently, noting that unique neighbourhoods in the City could be at risk. Ms. Brown provided comparisons between previous and new permissions through the Comprehensive Zoning By-law.

The Committee noted that rules within the Planning Act and Building Code have changed to allow for different permissions. Director Cascato confirmed that rules have changed with respect to the number of units but advised that the Planning Act has not loosened the reigns with respect to gross floor area.

The Committee asked if larger homes are being permitted on smaller lots in future urban areas. Mr. Roberts advised that in future urban areas built since 1996 lot coverage is typically not used as a tool to regulate the development. Mr. Roberts advised that Staff have attempted to develop standards that respect the transition of some neighbourhoods, noting that Staff do not support keeping net floor area as a tool within the by-law.

To further clarify, Mr. Roberts showed what is permitted as-of-right with respect to main building coverage. Mr. Roberts noted that the current permitted combined lot coverage is 70% for two storeys, which results in built forms which vary greatly, out of the control of the City. Mr. Roberts advised that in reducing the combined main building coverage to 50%, Staff have attempted to achieve a compromise.

Christiane Bergauer-Free, deputant, expressed appreciation for this iteration of the Comprehensive Zoning By-law, noting that she hopes it is adopted by Council.

Lincoln Lo, deputant, Principal, Malone Given Parsons, representing Cadillac Fairview, expressed concerns with the proposed zoning with respect to the former Buttonville Airport lands. Mr. Lo explained that on behalf of Cadillac Fairview, he had requested that these lands be included and zoned as business park, but because there was a current application related to the lands, it was excluded. Mr. Lo noted that the current uses are tailored more to the Buttonville Airport and asked that an exception be made to include the lands.

The Committee expressed interest in the development of a convention centre as part of the redevelopment of the Buttonville Airport lands, noting that there is shared interest with Richmond Hill. Mr. Lo advised that while Phase 1 is set, the parcel is large and could present other opportunities on the site. Mr. Lo confirmed that he has raised the possibility of a convention centre with the Owner of the site but advised that he could not confirm at this time if it would be incorporated into future phases.

Maria Gatzios, deputant and consultant, Gatzios Planning, on behalf of Markham District Energy, 7900 Birchmount Rd, requested that the performance standards and description of the proposed Transportation and Utility zone for this site be expanded upon as the current description is related to corridors and uses that does not include buildings, noting that the Markham District Energy site includes structures. Director Cescato agreed that Staff would be amenable to this change and that the description and performance standards could be updated by the time the by-law is before Council.

Maria Gatzios, deputant and consultant, Gatzios Planning, on behalf of Angus Glen Golf Club, requested a change to the proposed zoning of this site as it is proposed to be zoned Greenway 1, which would not permit a golf course. Ms. Gatzios requested that these lands be zoned OS-PR to permit the golf club as they would otherwise be non-conforming. Mr. Roberts advised that Staff are looking at a slight revision to the Greenway 1 designation to permit existing golf courses, noting that Staff are still evaluating this change.

Maria Gatzios, deputant and consultant, Gatzios Planning, on behalf of 4716 Elgin Mills Rd, a property in the future urban area, commented that there are delineations on the property between the Greenway 1 and Greenway 2 zone. Ms. Gatzios asked for the rationale for the delineation dividing the property between the two zones, as she mentioned not being aware of a study indicating that the property should be divided, presenting concerns with respect to future development applications. Mr. Roberts confirmed he would look into further specifics, noting that the majority of the greenway is mapped based on the greenway map and policies within the Official Plan.

Maria Gatzios, deputant and consultant, Gatzios Planning, on behalf of Markham MMM North Development Corp., Markham MMM South Development Corp, and Markham 5480 Major Mackenzie Development Corporation, asked why a portion of these lands were excluded from the review. Mr. Roberts advised that the portion excluded is subject to a Section 9 Policy which is required to be in conformity with the Official Plan, noting that Staff have not proceeded with site-specific amendments at this time.

Maria Gatzios, deputant and consultant, Gatzios Planning, on behalf of Bethesda Lutheran Church in Unionville, advised that the subject lands are currently zoned as R3, as is the surrounding area. Ms. Gatzios acknowledged the proposed zoning as a place of worship but expressed concerns that the Southern portion of the site remains zoned as residential. Ms. Gatzios requested that the designation as a place of worship be extended to the entire property to reflect the current use. Mr. Roberts acknowledged that it would be logical to extend the place of worship zoning to the entire property.

Moved by Councillor Ritch Lau

Seconded by Councillor Amanda Collucci

1. That the report and presentation titled, “RECOMMENDATION REPORT, City Initiated New Comprehensive Zoning By-law Project, File PR 13 128340”, dated January 16, 2024, be received; and,



2. **That the Comprehensive Zoning By-law be amended to exclude the Catholic Cemetery Lands municipally known as 8361 Yonge Street, 211 Langstaff Road, 215 Langstaff Road, 251 Langstaff Road, and vacant lands located on the north of Langstaff Road west of Bayview Avenue; and,**
3. **That the Comprehensive Zoning By-law be amended to include all but Phase 1 of the former Buttonville Airport lands; and,**
4. **That the deputations from Mike Everard, Elizabeth Brown, Chistine Bergauer-Free, Lincoln Lo, and Maria Gatzios made to the Development Services Committee on January 16, 2024 be received; and,**
5. **That the written submissions from Maria Gatzios on behalf of Markham District Energy, Angus Glen Golf Club, Markham MMM North / South/ Major Mackenzie, 4716 Elgin Mills Markham Ltd., and Bethesda Lutheran Church, Steven De Santis on behalf of Winterberry Developments Ltd., Nick Pileggi on behalf of Weins Auto Group and White Owl Properties, Lincoln Lo on behalf of CF/OT Buttonville Properties Inc., Richard Domes and Nikhail Dawan on behalf of Grit Developments and Art Tile Ltd., Jeffrey Streisfield on behalf of 7951 Yonge Street, and Barry Nelson, be received; and,**
6. **That Staff be directed to prepare a memo to Council outlining any recommended modifications to the Draft Comprehensive Zoning By-law on January 31, 2024 and responding to the written submissions received prior to the Development Services Committee on January 16, 2024; and,**
7. **That the City Initiated Draft Comprehensive Zoning By-law, attached hereto as Appendix ‘A’, be brought forward to Council on January 31, 2024 to be enacted without further notice; and further,**
8. **That staff be authorized and directed to do all things necessary to give effect to this resolution.**

**Carried**

## **8. MOTIONS**

There were no motions.

**9. NOTICES OF MOTION**

There were no notices of motion.

**10. NEW/OTHER BUSINESS**

There was no new business.

**11. ANNOUNCEMENTS**

There were no announcements.

**12. ADJOURNMENT**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

That the Development Services Committee adjourn at 12:11 PM.

**Carried**