

Development Services Committee Meeting Minutes

Meeting Number: 13
June 4, 2024, 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 Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Councillor Reid McAlpine Councillor Karen Rea	Councillor Andrew Keyes
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering Graham Seaman, Acting Commissioner, Corporate Services	Daniel Brutto, Senior Planner, West Lawrence Yip, Senior Planner, Urban Design Duran Wedderburn, Manager, Policy Philip English, Planner II Nusrat Omer, Senior Planner, Development Evan Manning, Senior Planner, Heritage Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

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1. CALL TO ORDER

The Development Services Committee was called to order at 9:31 AM with Regional Councillor Jim Jones in the Chair.

Mayor Frank Scarpitti arrived to the meeting at 9:54 AM.

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 DEVELOPMENT SERVICES COMMITTEE MINUTES - MAY 7, 2024 (10.0)

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held on May 7, 2024, be confirmed.

Carried

4. DEPUTATIONS

Arthur Keoshkerian delivered a deputation on Item 9.1, as detailed with the respective item.

5. COMMUNICATIONS

5.1 COMMUNICATIONS - RECOMMENDATION REPORT, URBAN GROWTH INC. (C/O LEDGEMARK HOMES INC.) AT 3009 ELGIN MILLS ROAD EAST, 10731, 10737, 10743, AND 10745 VICTORIA SQUARE BOULEVARD, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

SUBMITTED BY URBAN GROWTH INC. (C/O LEDGEMARK HOMES INC.) TO FACILITATE A FOUR-STOREY RESIDENTIAL BUILDING

AND THE RELOCATION AND ADDITION TO A HERITAGE DWELLING AT 3009 ELGIN MILLS ROAD EAST, 10731, 10737, 10743, AND 10745 VICTORIA SQUARE BOULEVARD (WARD 2) FILE NO. PLAN 24 160555 (10.3, 10.5)

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Joe Li

1. That the written submissions from Jean Toh, Annie Pinteric, Neil Coulton, and Stephanie Clarke be received.

Carried

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – MAY 14, 2024 (10.0)

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Amanda Collucci

1. That the minutes of the Development Services Public Meeting held May 14, 2024, be confirmed.

Carried

7.2 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 8, 2024 (16.11)

1. That the minutes of the Heritage Markham Committee meeting held May 8, 2024 be received for information purposes.

7.3 SPEED LIMIT REDUCTION ON BUR OAK AVENUE (WARD 5) (5.12)

1. That the report entitled “Speed Limit Reduction on Bur Oak Avenue (Ward 5)” be received; and,
2. That Speed Limit By-law 2017-104 be amended to reduce the posted speed limit on Bur Oak Avenue, within the Bill Hogarth Secondary School Zone, from 50 km/h to 40 km/h; and,
3. That the existing regulatory speed limit signs be updated accordingly to reflect the speed limit change; and,

4. That a speed radar display board be deployed following installation of the updated speed limit signs, to provide increased education and awareness; and,
5. That York Region Police be requested to enforce the revised speed limit upon installation of the updated speed limit signs and passing of the By-law; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4 AWARD OF RFP 084-R-24 CONSULTING SERVICES FOR DETAILED DESIGN, CONTRACT ADMINISTRATION AND SITE INSPECTION SERVICES FOR ACTIVE TRANSPORTATION AT FIVE PRIORITY LOCATIONS (5.12, 7.9)

1. That the report entitled “Award of RFP 084-R-24 Consulting Services for Detailed Design, Contract Administration and Site Inspection Services for Active Transportation at Five Priority Locations” be received; and,
2. That the contract for consulting engineering services for the detailed design, contract administration and site inspection for Active Transportation at Five Priority Locations be awarded to the highest ranked, lowest priced bidder, Chisholm Fleming & Associates in the amount of \$550,577.42 inclusive of HST; and,
3. That an allowance in the amount of \$40,704.00, inclusive of HST, be established for geotechnical investigation and material testing during construction which may be required; and,
4. That a 10% contingency in the amount of \$59,128.14, inclusive of HST, be established to cover any additional consulting services to deliver the project and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
5. That the Engineering Department Capital Administration fee in the amount of \$58,536.86 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
6. That the cost in the amount of \$708,946.42 ($\$550,577.42 + \$40,704.00 + \$59,128.14 + \$58,536.86$) be funded from capital account 23455 with available budget of \$571,300.00 and from Infrastructure Canada’s Active Transportation Fund grant contribution of \$325,215.18; and,

7. That the remaining amount of \$20,000.00 be retained in the account for the legal opinion on operations and maintenance level of service for protected cycling facilities and for the ATF's Indigenous Consultation requirement, and the remaining \$167,568.76 be returned to the original funding source; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS

8.1 URBAN DESIGN GUIDELINES PROJECT LAUNCH (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as a launch of the City's Urban Design Guidelines which is a planning tool to provide direction to the building industry and Staff on urban design topics and built-form matters. Commissioner Prasad advised that these guidelines support the Official Plan review and various Secondary Plans which are currently underway. Commissioner Prasad introduced Steven Bell and Abbie Kar to deliver a presentation.

Steven Bell, Senior Manager, Urban Design, and Abbie Kar, Supervisor, Policy & Projects, provided a presentation.

The Committee provided the following feedback:

- Noted that the guidelines reference the design in between buildings and suggested that the street is the most important public realm. Mr. Bell responded that the streetscape is advocated for with respect to the public realm but explained that the areas between private buildings are also important in ensuring the streetscape is dynamic and helps to create a quality public realm.
- Emphasized the importance of ground-floor retail within condominiums to invite public use.
- Expressed concerns with the drivability of certain roads based on the design, providing the example of Rodick Road, southbound. Commissioner Prasad advised that the City does use industry best practices for road design but confirmed that further reports would come forth in future related to road design and safety.
- Asked if it is too late to be discussing design guidelines considering progress in areas such as Markham Centre. Commissioner Prasad advised

that prior to the formalization of the guidelines, the Urban Design team would still look at design elements that should be applied.

Moved by Deputy Mayor Michael Chan
Seconded by Regional Councillor Alan Ho

1. That the presentation titled “Launch of Markham’s Urban Design Guidelines” be received; and further,
2. 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, URBAN GROWTH INC. (C/O LEDGEMARK HOMES INC.) AT 3009 ELGIN MILLS ROAD EAST, 10731, 10737, 10743, AND 10745 VICTORIA SQUARE BOULEVARD, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

SUBMITTED BY URBAN GROWTH INC. (C/O LEDGEMARK HOMES INC.) TO FACILITATE A FOUR-STOREY RESIDENTIAL BUILDING AND THE RELOCATION AND ADDITION TO A HERITAGE DWELLING AT 3009 ELGIN MILLS ROAD EAST, 10731, 10737, 10743, AND 10745 VICTORIA SQUARE BOULEVARD (WARD 2) FILE NO. PLAN 24 160555 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an Official Plan and Zoning By-law Amendment application at 3009 Elgin Mills Road East, 10731, 10737, 10743, and 10745 Victoria Square Boulevard to permit a four-storey residential building and the relocation and addition to a heritage dwelling at 3009 Elgin Mills Road. Commissioner Prasad advised that the heritage building will be repurposed to a multi-unit commercial building. Commissioner Prasad advised that a statutory public meeting was held on April 16, 2024, followed by a community information meeting, which resulted in a revised submission, reducing the building from 6-storeys to 4-storeys. Commissioner Prasad introduced Randal Dickie from Urban Growth Inc. to provide a presentation.

Randal Dickie, Urban Growth Inc. provided a presentation detailing the proposal.

Arthur Keoshkerian, deputant and resident of Boyd Court, expressed confusion with the recommendations as he did not feel they were representative of the outcome of the public or community meeting, through which area residents expressed support for single-dwelling homes or townhomes. Mr. Keoshkerian expressed disappointment with the notice to area residents related to the development and the change of designation of the area which was previously designated as a hamlet. Mr. Keoshkerian expressed support for ensuring the establishment of infrastructure, prior to developing residences for additional residents. Mr. Keoshkerian expressed concerns with the excavation that would be required for the underground parking and potential excavation for sewer and other infrastructure, noting that it could impact the surrounding properties. Mr. Keoshkerian referenced a nearby development which resulted in light pollution into their homes, noting that this development could impact the surrounding area in similar ways.

The Committee noted that they asked Staff to meet with Mattamy Homes to work on the light pollution issue and confirmed that they would request a further update.

The Committee provided the following feedback:

- Asked Staff for the process that the developer would need to go through with respect to studies or for approval with respect to underground work to mitigate any impacts on the well. Frank Clarizio, Director, Engineering, advised that the applicant is required to go through the site-plan process to determine if there would be any impact to ground water or the well system, noting that if there would be resulting impacts, the applicant would need to present mitigation measures to the Ministry of Environment for approval.
- Asked how the height of the four-storey building would compare to that of a three-storey townhome. Director Cescato advised that Staff do not yet have specific heights for this application, noting that a storey is typically approximately 3 meters.
- Commented that this application shows where public consultation works as the area residents have been engaged and provided considerable feedback, which the applicant has incorporated into the revised application.
- Sought clarification on the setback from Woodbine Avenue and for the setback at the rear. Director Cescato advised that the setback from Victoria Square Boulevard is 11M at its furthest point and 6M at its

narrowest point. Director Cescato advised that the rear setback is 3.83M with a landscape strip to provide screening from the neighbouring properties.

- Asked for the rationale of including a sidewalk at the rear, noting that enhanced landscaping could be used instead. Director Cescato explained that the sidewalk is to prevent garbage accumulation and to provide good site circulation, but noted that he would take the idea of enhanced landscaping back for further discussion between Staff and the applicant.
- Suggested that the windows on the fourth floor be at a certain height to prevent overlook into the backyard of nearby properties.
- Expressed disappointment over the elimination of the hamlet designation, asking Staff to revisit the former hamlets and establish a similar designation which respects the preservation of those areas as collective heritage assets and character. Commissioner Prasad confirmed that the Official Plan process underway would afford the opportunity to relook at this, not only for the protection but for the enhancement of these areas, as appropriate.
- Expressed support for a visioning exercise for Victoria Square, which the Ward Councillor noted that he would ask for public input, particularly with respect to the redesign of the Victoria Square Community Centre.

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Joe Li

1. That the June 4, 2024, report titled, “RECOMMENDATION REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Urban Growth Inc. (c/o LedgeMark Homes Inc.) to facilitate a four-storey residential building and the relocation and addition to a heritage dwelling at 3009 Elgin Mills Road East, 10731, 10737, 10743, and 10745 Victoria Square Boulevard (Ward 2), File PLAN 24 160555”, be received; and,
2. **That the deputation made by Arthur Keoshkerian to the June 4, 2024 Development Services Committee be received; and,**
3. That the Official Plan Amendment application be approved and that the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to the June 12, 2024, Council meeting to be enacted without further notice; and,
4. That the Zoning By-law Amendment application be approved and that the draft site-specific Zoning By-law Amendment, attached as Appendix ‘B’,

be finalized and brought forward to the June 12, 2024, Council meeting to be enacted without further notice; and,

5. That servicing allocation for 56 units be assigned to the four-storey residential development and that servicing allocation will be revoked or reallocated after a period of three (3) years from the date of Council approval, should the development not proceed in a timely manner; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

9.2 CORNELL CENTRE SECONDARY PLAN – STATUS UPDATE (10.3)

Arvin Prasad, Commissioner, Development Services, introduced this item as a status update and proposed workplan to complete the Cornell Centre Secondary Plan. Commissioner Prasad advised that Staff began working on the Cornell Secondary Plan in 2015 and provided draft policies to the Committee. Commissioner Prasad advised that Staff have begun undertaking an extensive review of the draft policies, while looking at the current development applications and how they are aligned with the draft policies. Commissioner Prasad introduced Philip English to provide a presentation.

Philip English, Planner II, Policy and Research provided a presentation.

The Committee provided the following feedback:

- Asked how close we are to completion of the Cornell Secondary Plan, considering the work completed in 2015. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that a planning exercise is required to update the 2015 work and proposed Official Plan amendment to take into account the recent Provincial changes. Mr. Lyons added that Staff are seeking to do an update which fits the 2014 Official Plan before going out for public consultation.
- Asked if this work will delay the processing of any active applications. Director Cescato advised that this work is not intended to slow anything in process, noting that the review of these applications is informed by the 2015 work.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Juanita Nathan

1. That the report entitled "Cornell Centre Secondary Plan – Status Update" dated June 4, 2024, be received; and,
2. **That the Secondary Plan update include additional policy work to address the Cornell Rouge National Urban Park Gateway Study; and,**
3. That Council endorse the proposed work plan to complete the Cornell Centre Secondary Plan; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 OPTIONS TO SECURE AFFORDABLE HOUSING LONG TERM (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to the City's approach for increasing the existing supply of affordable housing. Commissioner Prasad reminded the Committee that in 2021, a Rental Housing Strategy was brought forth to implement policy direction and since then, Staff have been working with the development community to negotiate commitments for affordable housing. Commissioner Prasad introduced Duran Wedderburn to deliver a presentation.

Duran Wedderburn, Manager, Policy, delivered a presentation.

The Committee provided the following feedback:

- Asked where other municipalities stand with respect to housing targets. Commissioner Prasad advised that as some municipalities already had developments in progress, they were able to meet last year's targets, noting that many are unlikely to meet targets this year.
- Expressed concerns with the cost of housing and mortgage rates, despite the demand for housing. Commissioner Prasad agreed that there are larger scale financial issues which are national in scope, noting that the City is looking internally to what can be done at the City-level including reviewing the development application process.
- Expressed support for urging the Provincial and Federal government to take more significant action considering the new pieces of legislation that have been released with little achieved with respect to affordable housing.
- Asked if there is anything in the existing legislation to direct affordable unit provision within new developments. Mr. Wedderburn advised that

Staff have not encountered any guidance from the Province with specific direction on affordable units, noting that currently Staff negotiate the provision of affordable units with each applicant. Darryl Lyons, Deputy Director, Planning & Urban Design, added that Staff are looking at inclusionary zoning to establish a percentile indicating the provision of affordable units within different applications.

- Asked when a policy could be established with respect to the City undertaking affordable units. Mr. Lyons advised that currently the City or Housing York could purchase units at an affordable rate and if not, they would be sold at the private market while holding the affordable rate for 25 years. Mr. Lyons added that some developments have come forth including affordable rental units in perpetuity. Mr. Lyons confirmed that Staff continues to explore options with respect to affordable units.
- Asked if the City would be ineligible to receive certain funding if milestones are not met by a certain date. Mr. Lyons advised that the Federal Housing Accelerator Fund outlines timelines to be met with the facilitation of units. Mr. Lyons added that with respect to the recent Provincial announcement, Staff are waiting for further information on how funding will trickle down to housing providers such as Housing York.
- Noted that the City is far from 25% of development being affordable. Mr. Lyons advised that these percentiles which are established within the York Region Official Plan are mainly aspirational, noting that within their annual monitoring reports, affordable units are more often in the 4-5% range.
- Asked how the City would leverage funding from the Provincial and Federal government to engage developers to establish affordable housing developments faster. Mr. Lyons confirmed that the Development Team is actively listening for new ideas and solutions, noting that many developers come forward with a certain number of affordable units incorporated into their proposals.
- Asked if pre-fabricated homes could be looked at as a more affordable and quickly established housing model. Commissioner Prasad noted that with pre-fabricated housing, they must still meet Building Code and zoning regulations, with City infrastructure including water and sewer connections.

- Urged the Province to pass legislative tools allowing municipalities to require a number of affordable housing units within a development, dependent on proposed units, reducing the need to negotiate with each application. Commissioner Prasad advised that while the enabling legislation is in place, the yardstick on affordability keeps changing. Commissioner Prasad confirmed that Staff would bring back a report on inclusionary zoning in the Fall of 2024.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That this item be deferred to the June 18th Development Services Committee meeting.

Carried

The Committee had before them this original recommendation which was not voted on at this time:

1. That the report dated June 4, 2024 entitled “Options to Secure Affordable Housing Long Term” be received; and,
2. That Staff be directed to further explore options for securing and managing affordable housing commitments obtained through the development review process and explore potential partnership options with York Region and/or other affordable housing providers and report back to Development Services Committee with the results; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT MATTERS

10.1 33RD WORLD HAKKA CONFERENCE, LUOYANG, HENAN PROVINCE, CHINA, OCTOBER 24 – 26, 2024 (10.16)

Mayor Scarpitti reminded the Committee that the World Hakka Conference was hosted in the City of Markham in 2021 and advised that there is potential for the City to host the conference again, considering the success.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That the report entitled “33rd World Hakka Conference, Luoyang, Henan Province, China, October 24 – 26, 2024” be received; and,
2. That Council approve business travel for Mayor Scarpitti or designate, Chair of Economic Growth, Culture & Entrepreneurship Regional Councillor Alan Ho and Regional Councillor Joe Li to attend the 33rd World Hakka Conference in Luoyang, Henan Province, China from October 24 – 26, 2024; and,
3. That the total cost of the 33rd World Hakka Conference in Luoyang, Henan Province, China not exceed \$10,500 CDN and be funded from the Corporate Contingency Account; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new business.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Regional Councillor Alan Ho
Seconded by Councillor Ritch Lau

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

Carried

15.1 DEVELOPMENT AND POLICY MATTERS

15.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - APRIL 23, 2024 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2) (e)]

15.1.2 OLT APPEAL BY GRMADA HOLDINGS INC., OF THE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS (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)]

16. ADJOURNMENT

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

That the Development Services Committee adjourn at 12:32 PM.

Carried