

Development Services Committee Meeting Minutes

Meeting Number: 14
June 18, 2024, 9:00 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 Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Bryan Frois, Manager of Executive Operations & Strategic Initiatives Chris Nearing, Fire Chief Michael Toshakovski, Deputy City Solicitor Maggie Cheung-Madar, Assistant City Solicitor Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering	Stephanie DiPerna, Director, Building Standards Graham Seaman, Director, Sustainability & Asset Management Stephen Lue, Senior Manager, Development Loy Cheah, Senior Manager, Transportation Stacia Muradali, Manager, Development - East Peter Wokral, Senior Planner Lawrence Yip, Senior Planner, Urban Design Duran Wedderburn, Manager, Policy Nadia Lawrence, Special Project Coordinator 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 9:11 AM with Regional Councillor Jim Jones in the Chair.

Councillor Isa Lee arrived to the meeting at 9:30 AM.

Councillor Amanda Collucci arrived to the meeting at 10:11 AM.

The Committee recessed from 11:20 AM to 11:35 AM and from 12:36 PM to 1:15 PM.

INDIGENOUS LAND ACKNOWLEDGEMENT

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - MAY 21, 2024 (10.0)

Moved by Councillor Juanita Nathan

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held on May 21, 2024, 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 Administrative Office - Legal Services

Claudia Storto, City Solicitor & Director of People Services, Legal Services, 5 years

Chief Administrative Office - Fire & Emergency Services

Derek Emmerson, Fire Prevention Officer, Fire & Emergency Services, 5 years

Community Services Commission

Mario Roque, Waterworks Technician, Environmental Services, 20 years

Nancy Letman, Community Program Coordinator - Group Fitness, Recreation Services, 20 years

Vin Sunak, Supervisor, Accounting, Environmental Services, 10 years

Corporate Services Commission

Beverly Chin, Contact Centre Representative, Legislative Services, 20 years

Rosaria Cozis, Manager, Contact Centre, Legislative Services, 20 years

Letta Gogas, Contact Centre Representative, Legislative Services, 20 years

Mark Goldsworthy, Tree Preservation Technician, By-Law and Regulatory Services, 5 years

Development Services Commission

Anthony Boyko, Manager, Building Inspections, Building Standards, 40 years

Prem Hall, Engineering Technologist/Inspector, Engineering, 20 years

Richard Fournier, Sr Mgr, Parks Planning, Design & Construction, Planning & Urban Design, 5 years

5. DEPUTATIONS

Doug Denby delivered a deputation on Item 8.7, as detailed with the respective item.

Emily Grant and Bob Reesor delivered deputations on Item 10.3, as detailed with the respective item.

Kelvin Kwok delivered a deputation on Item 11.1 as detailed with the respective item.

6. COMMUNICATIONS**6.1 COMMUNICATION - TRAFFIC CALMING OF CARLTON ROAD, FROM KENNEDY ROAD TO MCCOWAN ROAD (5.12)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the written submission from Kelvin Kwok be received.

Carried

**6.2 COMMUNICATION - RECOMMENDATION REPORT, 1000503212
ONTARIO INC. AT 7960 REESOR ROAD, APPLICATION FOR ZONING
BY-LAW AMENDMENT TO PERMIT AN INDUSTRIAL
DEVELOPMENT COMPRISED OF MULTIPLE BUILDINGS AND
THE RETENTION OF AN EXISTING HERITAGE DWELLING AT 7960
REESOR ROAD (WARD 7) FILE PLAN 24 163734 (10.5)**

Moved by Councillor Keith Irish
Seconded by Councillor Karen Rea

1. That the written submission from Emily Grant, Malone Given Parsons, on behalf of Box Grove Hill Developments Inc. be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

**8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – MAY 28,
2024 (10.0)**

Moved by Councillor Juanita Nathan
Seconded by Mayor Frank Scarpitti

1. That the minutes of the Development Services Public Meeting held May 28, 2024, be confirmed.

Carried

**8.2 DOORS OPEN MARKHAM 2024 ORGANIZING COMMITTEE
MINUTES - APRIL 3 AND MAY 1, 2024 (16.0)**

Moved by Councillor Juanita Nathan
Seconded by Mayor Frank Scarpitti

1. That the minutes of the Doors Open Markham 2024 Organizing Committee held April 3 and May 1, 2024, be received for information purposes.

Carried

8.3 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - JANUARY 22 AND MARCH 18, 2024 (16.0)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the minutes of the Flato Markham Theatre Advisory Board meeting held January 22, and March 18, 2024, be received for information purposes.

Carried

8.4 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – FEBRUARY 22, 2024 (16.34)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held February 22, 2024, be received for information purposes.

Carried

8.5 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – APRIL 8, 2024 (16.0)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held April 8, 2024, be received for information purposes.

Carried

8.6 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE XI (16.11.3)

The Committee questioned the inclusion of 6864 Fourteenth Avenue noting that some alterations noted in the statement of significance were made later in the property's history.

Giulio Cescato, Director, Planning & Urban Design, advised that Staff have been in contact with the property Owner, noting that the current process is to establish

the City's intention to designate, which will be followed by an opportunity for objection prior to the report returning before Committee in September.

Moved by Councillor Juanita Nathan

Seconded by Councillor Amanda Collucci

1. That the Staff report, dated June 18, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XI", 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:
 - 2501 Denison Street (Ward 7): "William Macklin House"; and,
 - 6864 Fourteenth Avenue (Ward 7): "Lydia Beebe House"; and,
 - 60 Meadowbrook Lane (Ward 3): "Philip Eckardt Jr. House"; and,
 - 15 Victoria Street (Ward 2): "Frisby House"; and,
3. That Council state its intention to designate 2501 Denison Street (Ward 7) 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 6864 Fourteenth Avenue (Ward 7) 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 60 Meadowbrook Lane (Ward 3) 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 15 Victoria Street (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. 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,
8. 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,

9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.7 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS - 2024 (16.11)

Doug Denby delivered a deputation related to the length of the agenda, noting possible information overload. Mr. Denby noted a typographical error on the recommendation of Item 8.7 which Staff confirmed would be remedied prior to the item proceeding to Council.

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the June 18, 2024, report titled, “Designated Heritage Property Grant Applications - 2024”, be received; and,
2. **That the deputation from Doug Denby made to the June 18, 2024 Development Services Committee be received; and,**
3. That Designated Heritage Property Grants for 2024 be approved in the amounts noted for the following properties, totaling \$29,026.74, provided that the applicants comply with eligibility requirements of the program:
 - 1 Heritage Corners Lane, Markham Heritage Estates: up to \$7,500.00, for the installation of a new cedar shingle roof, provided that current property standards violations are addressed by the Owners; and,
 - 6 David Gohn Circle, Markham Heritage Estates: up to \$1,526.74 for the production of a historically appropriate solid wood four paneled entrance door; and,
 - 22 David Gohn Circle, Markham Heritage Estates: up to \$5,000.00 for the replacement of the veranda floor deck, structural repairs to the underlying structure and replacement of the turned veranda posts; and,
 - 29 Jerman Street, Markham Village: up to \$5,000.00 for the installation of historically appropriate 6 over 6 wooden windows and a front entrance door; and,
 - 34 Colborne Street, Thornhill: up to \$5,000.00 for the re-conditioning of the historic wooden single hung windows and the production of traditional wooden storm windows; and,

- 126 Main Street, Unionville: up to \$5,000.00 for the installation of historically appropriate 1 over 1 wooden windows; and,
- 4. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-24013 (\$30,000.00 available for 2024); and further,
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.8 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM - 2024 (16.11)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the Staff report, dated June 18, 2024, titled, “Commercial Façade Improvement Grant Program - 2024”, be received; and,
2. That Council support the following financial assistance for two projects, representing \$17,288.25 in grant assistance:
 - The re-conditioning of the historic two-over-two wooden segmental arched windows and the production of new wooden storm windows at 147 Main Street Unionville, subject to the applicant entering into a Heritage Conservation Easement Agreement with the City (up to a maximum of \$15,000.00); and,
 - The production of new ground sign in compliance with the City’s Sign-By-law at 5 George Street, Markham Village (\$2,288.25); and,
3. That the grants be funded through the Commercial Facade Improvement Grant Program Fund, Account 620-101-5699-24015 (\$30,000.00 available for 2024); and,
4. That the Mayor be authorized to enter into a Heritage Conservation Easement agreement with the Owner of 147 Main St. Unionville to permit grant funding in excess of \$5,000.00; and further,
5. That staff be authorized and directed to do all thing necessary to give effect to this resolution.

Carried

8.9 AUTHORITY TO PROVIDE DEVELOPMENT CHARGE (DC) CREDITS AND/OR REIMBURSEMENTS FOR THE CONSTRUCTION OF TRUNK SANITARY SEWER IN YORK DOWNS SUBDIVISIONS, TO KM (AG SOUTH VILLAGE) LTD. AND METROPIA MINTO (SIXTEENTH) HOLDINGS INC. (WARD 6) (5.5, 7.11)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the report entitled “Authority to Provide Development Charge Credits and/or Reimbursements for the Construction of Trunk Sanitary Sewer in York Downs Subdivisions, to KM (AG SOUTH VILLAGE) LTD. and Metropia Minto (Sixteenth) Holdings Inc. (Ward 6)” be received; and,
2. That Council authorize City Wide Hard Development Charge Credits and/or Reimbursements not exceeding \$777,837 to KM (AG SOUTH VILLAGE) LTD. and Metropia Minto (Sixteenth) Holdings Inc. for the oversizing cost associated with a trunk sanitary sewer crossing under the Bruce Creek (the “Trunk Sanitary Sewer”) within the valley land to the east of the South Village Subdivision to connect to the York Durham Sanitary Sewer (YDSS) from Street ‘C’ (upstream limit of the YDSS connection) to connection to YDSS that will service the lands located in the Future Urban Area (FUA); and,
3. That notwithstanding the above recommendation, that the amount available for credits and/or reimbursements be based on the lesser of the actual cost to oversize 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,
4. That the Mayor and Clerk be authorized to execute a Development Charge Credit and/or Reimbursement Agreement and any other associated or necessary documents, if required, in accordance with the City’s Development Charge Credit and Reimbursement Policy, with the KM (AG SOUTH VILLAGE) LTD. and Metropia Minto (Sixteenth) Holdings Inc., or their successors in title to the satisfaction of the Treasurer and the City Solicitor, or their respective delegates; and,
5. That the above credit and/or reimbursement shall exclude HST and interest and shall be indexed in accordance with the City’s Development Charge Credit & Reimbursement Policy; and further,

6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.10 AWARD OF RFP 082-R-24 CONSULTING SERVICES FOR CONTRACT ADMINISTRATION, SITE INSPECTION AND POST CONSTRUCTION SERVICES FOR THE 2024 SIDEWALK CONSTRUCTION PROGRAM (5.0, 7.12)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the report entitled “Award of RFP 082-R-24 Consulting Services for Contract Administration, Site Inspection and Post Construction Services for the 2024 Sidewalk Construction Program” be received; and,
2. That the contract for consulting engineering services for contract administration, site inspection and post construction for the 2024 Sidewalk Construction Program be awarded to the highest ranked bidder, Accardi Schaeffers & Associates Limited in the amount of \$396,601.46 inclusive of HST; and,
3. That an allowance in the amount of \$183,168.00, inclusive of HST, be established for C.N. Rail permitting and flagging fees, geotechnical investigation and material testing during construction and for coordination with the design consultant during construction, which may be required; and,
4. That a 10% contingency in the amount of \$57,976.95, 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 \$57,397.18 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
6. That the cost in the amount of \$695,143.59 ($\$396,601.46 + \$183,168.00 + \$57,976.95 + \$57,397.18$) be funded from capital accounts 23093 and 24052 with available budget of \$705,341.73; and,

7. That the remaining budget in the amount of \$10,198.14 be returned to the original funding sources; and,
8. That \$156,295.65 from account 083-5350-23093-005 for the consulting engineering services for contract administration, site inspection and post construction for the 2024 Sidewalk Construction Program award be consolidated into 083-5350-24052-005; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.11 AWARD OF RFP 100-R-24 CONSULTING SERVICES FOR CONTRACT ADMINISTRATION, FIELD AMBASSADOR, SITE INSPECTION AND POST CONSTRUCTION SERVICES FOR MAIN STREET UNIONVILLE RECONSTRUCTION PROJECT (5.10, 7.12)

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the report entitled “Award of RFP 100-R-24 Consulting Services for Contract Administration, Field Ambassador, Site Inspection and Post Construction Services for Main Street Unionville Reconstruction Project” be received; and,
2. That the contract for contract administration, field ambassador, site inspection & post construction services for Main Street Unionville reconstruction project be awarded to the highest ranked, third lowest priced bidder, EXP Services Inc., in the amount of \$892,137.55 inclusive of HST; and,
3. That an allowance in the amount of \$302,227.20, inclusive of HST, be established for geotechnical investigation, material testing during construction, a qualified person for excess soil management and for coordination with the designer during construction; and,
4. That a 10% contingency in the amount of \$119,436.48 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 \$118,242.11 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
6. That the cost in the amount of \$1,432,043.34 (\$892,137.55 + \$302,227.20 + \$119,436.48 + \$118,242.11) be funded from the capital account 083-5350-22338-005 with available budget of \$1,462,043.34; and,
7. That the remaining budget in the amount of \$30,000 be retained for legal opinions to address potential legal challenges arising from operational disruption; and,
8. That the Mayor and Clerk be authorized to execute an agreement with the property owner of 198 Main Street Unionville to fund the design and construction of the lateral service connections for their future development in the overall project construction tender for the Main Street Unionville Reconstruction Project; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS

10. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

10.1 RECOMMENDATION REPORT, JD ELM CORNELL LANDS LTD. AT HIGHWAY 7 AND BUR OAK AVENUE WITHIN CORNELL CENTRE, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE DEVELOPMENT

AT THE NORTHWEST CORNER OF HIGHWAY 7 AND BUR OAK AVENUE WITHIN CORNELL CENTRE (WARD 5) FILE NO. PLAN 22 118754 (10.3, 10.5, 10.7)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an application for an Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision to permit a mixed-use development at the North-West corner of Highway 7 and Bur Oak Avenue, which includes 18 affordable housing units, 3 public streets, and an elementary school.

Commissioner Prasad advised that the subject lands are in a desirable location in a Major Transit Station Area and within a key development area. Commissioner

Prasad confirmed that Staff are satisfied with the proposed development which will support desirable intensification near transit, therefore recommending approval. Commissioner Prasad introduced Kate Cooper to deliver a brief presentation.

Kate Cooper, Bousfields Planning, delivered a presentation.

The Committee provided the following feedback:

- Expressed support for the advocacy of an Automated Vacuum Collection System (AVAC) in applications of this size. Commissioner Prasad noted that there is not a Council resolution stipulating the use of an AVAC system within developments, adding that Staff will continue to work with developers to explore further where possible.
- Asked if any of the proposed buildings would contain purpose-built rental. Ms. Cooper advised that it is too early to determine if purpose-built rental would be included, noting that initial conversations have been taking place.
- Asked if we have included a bike share or rental program in previous applications. Frank Clarizio, Director, Engineering, advised that the bike share program is part of the Traffic Demand Management strategies that will be looked at, noting that a service provider has not yet been confirmed. Commissioner Prasad confirmed that a bike share program is a common condition within plans of subdivisions, noting that Staff will work with the Developer to ensure it is well-established.

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

1. That the June 18, 2024, report titled, “RECOMMENDATION REPORT, JD Elm Cornell Lands Ltd., Applications for Official Plan Amendment and Zoning By-law Amendment, and Draft Plan of Subdivision to permit a mixed-use development at the northwest corner of Highway 7 and Bur Oak Avenue within Cornell Centre (Ward 5), File PLAN 22 118754”, be received; and,
2. That the Official Plan Amendment application submitted by JD Elm Cornell Lands Ltd., be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,

3. That the City Clerk advise the Region of York that the City has no objection to the Region of York removing the subject lands from Deferral 2 Area in the 2008 Cornell Secondary Plan (OPA 168); and,
4. That the Zoning By-law Amendment application submitted by JD Elm Cornell Lands Ltd., be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'C', be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
5. That Draft Plan of Subdivision 19TM-22008, be approved, subject to the conditions set out in Appendix 'D' of this report; and,
6. That the Director of Planning and Urban Design or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'D', as may be amended by the Director of Planning and Urban Design or designate; and,
7. That Draft Plan Approval for Plan of Subdivision 19TM-22008 will lapse after three (3) years from the date of issuance in the event that a Subdivision Agreement is not executed within that period; and,
8. That servicing allocation for 1,785 units be assigned to Draft Plan of Subdivision 19TM-22008; and,
9. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Joe Li
 Seconded by Regional Councillor Alan Ho

1. **That Staff continue to have discussions with the developer to explore the feasibility of implementing an AVAC system within this subdivision and area.**

Carried

10.2 RECOMMENDATION REPORT, JUNIPER CORNELL HOLDINGS INC. AT 6950 HIGHWAY 7, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE DEVELOPMENT AT 6950 HIGHWAY 7, NORTHWEST OF BUR OAK AVENUE AND HIGHWAY 7, CORNELL CENTRE (WARD 5), FILE PLAN 22 116592 (10.3, 10.5, 10.7)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an application for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a mixed-use development at 6950 Highway 7 with 337 units and 24 affordable housing units. Commissioner Prasad introduced Lincoln Lo to deliver a presentation.

Lincoln Lo, Malone Given Parsons, delivered a presentation.

The Committee provided the following feedback:

- Asked for a 3D model depicting what is being approved in this area, noting that there is a townhouse development in between this proposal and the bus terminal.
- Asked why the building originally proposed to be curved has been changed. Giulio Cescato, Director, Planning & Urban Design, advised that Staff were looking to achieve a square or rectangular park as they can be easier to maintain and program.
- Requested additional information in future from Parks Staff on the rectangular park.
- Expressed support for the exploration of an Automatic Vacuum Waste Collection System for this development.
- Asked if the development indicated beside the bus depot has been approved. Commissioner Prasad advised that the zoning has been approved but noted that Staff expect the application to return to Committee with further density. Commissioner Prasad confirmed that Staff will ensure integration between that proposal and the two adjacent developments.

Moved by Councillor Andrew Keyes

Seconded by Mayor Frank Scarpitti

1. That the June 18, 2024, report titled, “RECOMMENDATION REPORT, Juniper Cornell Holdings Inc., Applications for Official Plan and Zoning

By-law Amendment, and Draft Plan of Subdivision to permit a mixed-use development at 6950 Highway 7, northwest of Bur Oak Avenue and Highway 7, Cornell Centre (Ward 5), File PLAN 22 116592”, be received; and,

2. That the Official Plan Amendment application submitted by Juniper Cornell Holdings Inc., be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘B’, be finalized, and brought forward to a future Council meeting to be enacted without further notice; and,
3. That the City Clerk advise York Region that the City has no objection to the removal of the subject lands from Deferral 2 Area in the 2008 Cornell Secondary Plan (OPA 168); and,
4. That the Zoning By-law Amendment application submitted by Juniper Cornell Holdings Inc., be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix ‘C’, be finalized, and brought forward to a future Council meeting to be enacted without further notice; and,
5. That Draft Plan of Subdivision 19TM-22004, be approved, subject to the conditions set out in Appendix ‘D’ of this report; and,
6. That the Director of Planning and Urban Design or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘D’, as may be amended by the Director of Planning and Urban Design, or designate; and,
7. That Draft Plan Approval for Plan of Subdivision 19TM-22004 will lapse after three (3) years from the date of issuance in the event that a Subdivision Agreement is not executed within that period; and,
8. That servicing allocation for 2,377 units be assigned to Draft Plan of Subdivision 19TM-22004; and,
9. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and,
10. **That staff report back to Development Services Committee if there are changes to the design of the public park, pedestrian mews, and urban open space from what was presented in the conceptual renderings;** and further,

That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Joe Li
Seconded by Regional Councillor Alan Ho

1. **That Staff continue to have discussions with the developer to explore the feasibility of implementing an AVAC system within this subdivision and area.**

Carried

10.3 RECOMMENDATION REPORT, 1000503212 ONTARIO INC. AT 7960 REESOR ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT AN INDUSTRIAL DEVELOPMENT COMPRISED OF MULTIPLE BUILDINGS AND

THE RETENTION OF AN EXISTING HERITAGE DWELLING AT 7960 REESOR ROAD (WARD 7) FILE PLAN 24 163734 (10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to a Zoning By-law Amendment application to permit an industrial development comprised of five buildings at 7960 Reesor Road. Commissioner Prasad introduced Richard Domes to deliver a presentation.

Richard Domes, Gagnon Walker Domes Ltd. delivered a presentation.

Emily Grant, Malone Given Parsons, delivered a deputation on behalf of Boxgrove Hill Developments Inc., adjacent landowner. Ms. Grant advised that she has met with Staff to discuss concerns and expressed appreciation that some of the concerns had been addressed within the recommendation report. Ms. Grant expressed that the report does not accurately reflect the draft Zoning By-law Amendments and requested that Staff bring forward an addendum to the recommendation report when the application proceeds to Council. Ms. Grant also requested that conditions related to By-law 2006-171, which stipulates that a comprehensive development plan for a regional gateway be developed for the lands east of Donald Cousens Parkway, be incorporated into the proposed Zoning By-law Amendments prior to proceeding to Council to ensure satisfaction of this condition.

Bob Reesor, deputant and owner of 8042 Reesor Rd explained to the Committee that when this property was expropriated using a Minister's Zoning Order, part of the sale agreement was that if it was not used for agriculture, he would be provided the opportunity to buy it back. Mr. Reesor advised that Infrastructure Ontario (IO) has stated that this land is still required for agriculture and therefore he has not been provided the opportunity to buy it back. Mr. Reesor explained that his preference would be that access is not granted from the IO property to this development until IO can confirm that it is not required for agriculture.

Giulio Cescato, Director, Planning & Urban Design, advised that the Boxgrove Secondary Plan indicates the requirement of a public road but does not specify the location, noting that the alignment has not yet been determined. Director Cescato further confirmed that there is not currently any road proposed to go through another owner's property except the applicants.

The Committee asked if the changes requested by Ms. Grant have been discussed with the applicant. Mr. Domes advised that there is not full alignment on the wording of the holding provision, noting that they are amenable to continue working with the deputant on the wording prior to this item proceeding to Council. Director Cescato added that Staff feel that the current wording of the holding provision is correct.

The Committee asked if the City can assist Mr. Reesor in obtaining the land back from Infrastructure Ontario. Claudia Storto, City Solicitor, advised that there are ongoing legal issues related to this property which the City is not in a position to comment on, noting that the City's ability to be involved is limited as this is a matter between the landowner and the Province.

The Committee asked if a secondary plan could be initiated for this area. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that there is a variety of work underway for this area including the Cornell Centre Secondary Plan which looks at the Reesor Road lands. Mr. Lyons added that there is a capital request to undertake a comprehensive employment study for this area as well, in addition to the Official Plan which will look at all land uses.

The Committee asked if the 407 transitway stop has been confirmed through the EA process. Frank Clarizio, Director, Engineering, advised that, following a study undertaken by MTO, the station has been confirmed with two options provided in terms of road alignment, noting that Staff are in active discussions with the High Frequency Rail project team.

The Committee asked how the Boxgrove Secondary Plan and policies are incorporated within this proposal. Mr. Lyons clarified that the Boxgrove

Secondary Plan was rolled into the 2014 Official Plan and no longer exists as a standalone policy document. Mr. Lyons advised that there is a policy which addresses Regional gateways. The Committee requested that the Boxgrove Secondary Plan be looked at again. Commissioner Prasad confirmed that this could be explored.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

1. That this item be deferred to the July 16, 2024 Development Services Committee meeting; and,
2. That the deputations from Emily Grant and Bob Reesor made to the June 18, 2024 Development Services Committee be received.

Carried

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

1. That the report, dated June 18, 2024, titled, “RECOMMENDATION REPORT 1000503212 Ontario Inc., Application for Zoning By-law Amendment to permit an industrial development comprised of multiple buildings and the retention of an existing heritage dwelling at 7960 Reesor Road, File PLAN 24 163734 (Ward 7)”, be received; and,
2. That the application (PLAN 24 163734) to amend Zoning By-laws 304-87, 177-96, and 2024-19, as amended, be approved and the attached site-specific implementing Zoning By-laws, attached hereto as Appendices “A” and “B”, be finalized and brought to a future Council meeting for enactment; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10.4 CMHC HOUSING ACCELERATOR FUND WORK PLAN (10.0)

Arvin Prasad, Commissioner, Development Services, introduced this item as an overview of the City's Accelerator Fund Work Plan which is related to the advancement of 7 initiatives. Commissioner Prasad introduced Nadia Lawrence to deliver a presentation.

Nadia Lawrence, Special Project Coordinator, Planning & Urban Design, delivered a presentation.

The Committee provided the following feedback:

- Asked if further information has come from the Province related to inclusionary zoning. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that the Province has been working to change various pieces of legislation surrounding affordable housing and thus inclusionary zoning has been put on hold. Mr. Lyons advised that the rules around the implementation of inclusionary zoning would require the undertaking of a market assessment. Mr. Lyons confirmed that Staff would be reporting back to the Committee with an update in the Fall.
- Asked why funding is being allocated to parking and transportation demand when there is a City-wide Parking Strategy currently underway. Frank Clarizio, Director, Engineering, advised that the City-wide Parking Strategy required further efforts surrounding the updating of parking requirements related to affordable housing and updating Transportation Demand Management strategies.
- Suggested that through the budget process, Staff look at where there is excess funding to be used on the affordable housing file to ensure brick and mortar is advanced as well, alongside various initiatives.
- Noted that a bulk of funding appears to be allocated to delivering affordable housing through public partnerships. Commissioner Prasad confirmed that from an administrative perspective, Staff are seeking to minimize the costs of implementing programs and would continue to monitor expenditures over time.

Moved by Councillor Juanita Nathan

Seconded by Councillor Andrew Keyes

1. That the report dated June 18, 2024 entitled “CMHC Housing Accelerator Fund Work Plan” be received; and,
2. That Council endorse the Housing Accelerator Fund (HAF) Work Plan attached as Appendix 1; and,
3. That staff be directed to implement the seven (7) Action Plan Initiatives as required by the Contribution Agreement with the Canadian Mortgage and Housing Corporation (CMHC); and,
4. That staff be authorized to complete, submit, and execute all documents necessary to satisfy all HAF reporting obligations as required by CMHC; and,

5. That staff be directed to report back to the Development Services Committee with recommendations to implement Initiative 1, Public Partnerships, and Initiative 5, Incentive Program for Affordable Housing, by late Q3/early Q4, 2024; and,
6. That staff be directed to provide semi-annual progress updates to Development Services Committee regarding implementation of the Housing Accelerator Fund Work Plan; and,
7. That the Treasurer be authorized to implement any required financial and administrative arrangements to effectively support the Housing Accelerator Fund Work Plan and meet any federal funding requirements, including establishing and managing a reserve(s) as required for funds received through the federal Housing Accelerator Fund program; and,
8. That all eligible resources and staffing needed to support the HAF Work Plan be established and funded by funds received through the Housing Accelerator Fund program; and,
9. That Council authorize seven (7) new 2024 in-year capital additions to implement the Housing Accelerator Fund Work Plan; and,
10. That authority be given to the Sr. Manager of Procurement & Accounts Payable to work with the Director or Deputy Director, Planning and Urban Design, or any applicable Director, to undertake an informal pre-qualification and award process with a minimum of three vendors / consultants to expedite the procurement process when necessary, by allowing a preferred vendor list to be developed, used and released to the market; and,
11. That authority be given to Staff to award all required Request for Proposals, Request for Tenders and any Non-Competitive work needed to expedite the procurement process with the following limits:
 - Director or Deputy Director, Planning and Urban Design – Up to \$99,999
 - Commissioner, Development Services – \$100,000 to \$350,000
 - Chief Administrative Officer - >\$350,000; and further,
12. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

10.5 OPTIONS TO SECURE AFFORDABLE HOUSING LONG TERM (10.0)

Note: This item was deferred to this Development Services Committee meeting at the June 4, 2024 Development Services Committee meeting

Arvin Prasad, Commissioner, Development Services, introduced this item as an item deferred from the previous Development Services Committee meeting related to options for securing affordable housing long term. Commissioner Prasad introduced Duran Wedderburn to deliver a presentation.

Duran Wedderburn, Manager, Policy, delivered a presentation.

The Committee asked if there is any updated reporting from the Province on affordable housing and the City's target. Commissioner Prasad noted that the targets established by the Province are aggressive and advised that the City has not met the target this year or last year, similar to most municipalities. Commissioner Prasad added that what is currently happening in the economy is adding to the difficulty in meeting targets, noting that the City may meet targets in the long term.

The Committee expressed concerns with the jurisdictional issues, asking if the City should be responsible for providing affordable housing, considering this responsibility was formerly in the jurisdiction of the Region. Commissioner Prasad acknowledged the jurisdictional concerns related to this issue but noted his belief that all levels of government play a role in delivering the housing continuum.

The Committee acknowledged the current housing crisis and the need for all levels of government to be involved, suggesting the consideration of a non-profit self-funding corporation to help manage initiatives and allow the City to hire appropriate real estate and development professionals to work on this issue.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Andrew Keyes

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.

Carried

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE MATTERS

11.1 TRAFFIC CALMING OF CARLTON ROAD, FROM KENNEDY ROAD TO MCCOWAN ROAD (5.12)

The Committee consented to advance Item 11.1 to directly follow the consent agenda.

Kelvin Kwok, deputant, expressed general support for the Staff report but highlighted some elements including the elimination of on-street parking on Carlton Road. Mr. Kwok noted the increase of multi-generational homes which rely on on-street parking, in addition to the increase of accessory dwelling units as a result of Bill 23, and delivery trucks and service providers which would also rely on temporary on-street parking. Mr. Kwok expressed concerns with the intersection at Carlton Road and Waterbridge Lane, which he noted the Staff report does not outline improvements to but has safety and speeding issues.

The Committee asked if the stipulation related to no parking in bicycle lanes is a City policy or a Ministry of Transportation policy. Frank Clarizio, Director, Engineering, advised that this is a safety best practice to ensure bike lanes are not impeded for travel, particularly in heavily traveled areas.

Arvin Prasad, Commissioner, Development Services, provided an introduction to this item, advising that it is related to the traffic calming of Carlton Road from Kennedy Road to McCowan Road. Commissioner Prasad advised that comprehensive consultation was conducted to receive feedback from the public, which has resulted in the Staff report before Committee for endorsement prior to proceeding with detailed design. Commissioner Prasad introduced Loy Cheah to deliver a presentation.

Loy Cheah, Senior Manager, Transportation, delivered a presentation.

Director Clarizio clarified that Staff intend to take a phased approach to restricting parking along Carlton Road as cycling ridership increases and community behaviors change.

The Committee provided the following feedback:

- Asked if roundabouts could be considered for Carlton Road as a speed mitigation option. Mr. Cheah advised that roundabouts could not be accommodated at the intersections along Carlton Road due to the space required. Mr. Cheah added that roundabouts are not typically conducive for pedestrian traffic.
- Asked for plans to accommodate cyclists at McCowan Road and Kennedy Road. Mr. Cheah advised that at the approach to Regional intersections, the existing configurations of lanes will be maintained, making it difficult to accommodate cycling facilities. Mr. Cheah added that Staff would look to accommodate an East-bound bike lane on Kennedy Road and will consider whether incorporating a multi-use pathway into the boulevard traveling West-bound is possible, through the detailed design phase.
- Asked when to expect information back as to the impact of the proposed changes. Director Clarizio advised that the pavement markings are being undertaken with implementation planned for summer of next year and monitoring in the Fall of 2025 to Fall of 2026.
- Asked if there is an opportunity at McCowan Road to lengthen the right-hand turn. Mr. Cheah advised that analysis shows that the most queuing and delay issues occur at Kennedy Road and McCowan Road, noting that Staff will continue to monitor with the Region and will report back on improvements.

Kelvin Kwok, deputant, added that there is not one solution for the entire area, noting that there are a lot of collisions taking place at the Carlton Road and Waterbridge Lane intersection. David Porretta, Manager, Traffic Engineering, advised that one of the safety issues relates to multi-lane all way stops at which vehicles can arrive simultaneously, making it difficult for drivers to determine who has right-of-way. Mr. Porretta noted that Staff are seeking to strike a balance with safety aspects and congestion concerns.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the report and presentation entitled “Traffic Calming of Carlton Road, from Kennedy Road to McCowan Road” be received; and,
2. **That the deputation from Kelvin Kwok made to the June 18, 2024 Development Services Committee be received; and,**

3. That Staff proceed with the detailed design of the preferred traffic calming design option; and,
4. That staff proceed with the detailed design of new traffic signals at Central Park Drive and a pedestrian cross-over at Fawnbrook Circle to improve pedestrian safety; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

14.1 ADDITIONAL ITEM - CUTTING RED TAPE TO BUILD MORE HOMES ACT (BILL 185) - IMPLEMENTATION

The Committee consented to add the agenda item "Cutting Red Tape to Build More Homes Act (Bill 185) - Implementation".

Arvin Prasad, Commissioner, Development Services, advised that Bill 185 received Royal Assent and changes proposed in the Bill are now in effect, noting that Staff is seeking further direction from Council to provide comments to the Minister on a new Ontario Regulatory Registry RO post related to delegated approval authority for certain planning approvals. Commissioner Prasad highlighted that through the legislation, York Region would no longer have planning authority. Commissioner Prasad introduced Duran Wedderburn to deliver a high-level overview.

Duran Wedderburn, Manager, Policy, provided an overview of the memo.

Moved by Councillor Juanita Nathan

Seconded by Councillor Andrew Keyes

1. That the memorandum entitled "Cutting Red Tape to Build More Homes Act (Bill 185) - Implementation" be received; and,
2. That staff be directed to provide the following comments to the Minister of Municipal Affairs and Housing on the proposed amendment to Ontario

Regulation 525/97 to Exempt Certain Official Plan Matters from Approvals Under the Planning Act:

“Staff recommend that provincial approval of matters related to Protected Major Transit Station Areas be scoped to matters in the *Planning Act* regarding the delineation of Major Transit Station Area boundaries and establishing minimum densities in accordance with provincial policy. Staff also recommend that planning approvals for land use designations, densities, and height in Protected Major Transit Station Areas, site-specific development applications, and Secondary Plans should be delegated to the City”; and further,

3. That staff be directed and authorized to do all things necessary to give effect to this resolution.

Carried

15. ANNOUNCEMENTS

There were no announcements.

16. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Councillor Amanda Collucci

That the Development Services Committee adjourn at 3:52 PM.

Carried