

Special Development Services Committee Minutes

Meeting Number: 19
September 26, 2024, 9:30 AM - 12:00 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 Giulio Cescato, Director, Planning & Urban Design Frank Clarizio, Director, Engineering Rajeeth Arulanantham, Election & Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator

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1. CALL TO ORDER

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.

The Special Development Services Meeting convened at 9:36 AM with Regional Councillor Jim Jones presiding as Chair.

2. **DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

3. **REGULAR REPORTS**

3.1 **COMMUNICATION RE: PROPOSED CITY-WIDE COMMUNITY SPORTS PARK, ATTAINABLE AND AFFORDABLE HOUSING, AND A NEW SCHOOL SITE TO BE LOCATED AT THE SOUTHWEST CORNER OF 19TH AVENUE AND HIGHWAY 48 (10982, 11120 AND 11274 HIGHWAY 48)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and a brief overview of the initial community concept for the subject lands and that staff were directed to work with the Treasure Hill, the applicant, to finalize a draft Municipal Zoning Order (MZO). He indicated that the concept has been revised to incorporate lands to the south and expand the park and increase residential units. Mr. Prasad introduced Joran Weiner, Treasure Hill, who presented an update to the Section 47 Zoning Order Request. During the presentation Mr. Weiner advised on the update vision elements which included a Community Sports Park of over 60 acres, 2900 housing units with an affordable/attainable housing component, a Greenbelt Plan of 95 acres, and an elementary School of 6 acres. The Committee thanked Mr. Weiner for the presentation and discussed the following in relation to the presentation:

- The location of the additional lands;
- Whether the lands are combined with Fieldgate;
- A suggestion to add a dog park within the park;
- A suggestion that this development lends an opportunity to build various types of housing including duplex and triplex models;
- The shift in location of the initial park and the increase in size from 40 acres to over 60 acres;
- The benefits of incorporating the storm water management pond within the Greenbelt and that there will not be development adjacent to it;
- A suggestion that a walking trail, gazebos and washrooms be incorporated around the storm water management pond and park area;

- An inquiry on whether the storm water pond is located on the Greenbelt land;
- The approximate length of time needed to complete the project;
- An inquiry in relation to the breakdown of residential unit components;
- Whether the Greenbelt lands will be conveyed into City ownership;
- The requirement for an MZO in this matter;
- The timing of the construction of the park relative to the construction of the residential units;
- The definition of affordable and attainable housing;
- The allocation of purposeful rental units;
- A suggestion to build a transit station at 19th Avenue; and,
- That there is strong support for a transit station at Major Mackenzie Drive and intensification around additional transit stations.

Mr. Weiner advised that there was a land owner group type arrangement to pool lands together to reach this revised vision. He also advised that the design elements will be part of future discussions with the City and that the elements described can be incorporated if they haven't been already in the concept picture. Mr Weiner indicated that the storm water pond is on Greenbelt land and that it is a permitted use with respect to Greenbelt lands and that the Greenbelt lands will be conveyed to the City. He further indicated that an MZO is required for this area as the lands are outside the urban boundary and the MZO will allow the lands to be brought into the boundary to move the project forward. The projected project timeline is approximately seven to ten years, with commencement to begin within a year and a half from now.

Staff noted that the City is responsible for paying for the construction of the park. The current park design is conceptual and there will be a design exercise by the City after approval in conjunction with a construction strategy to avoid cross over with the residential construction. Staff further noted that they will be working with York Region in relation to the affordable and attainable housing definitions and their unit allocation within the project.

Development Services Committee consented to place this on the September 30, 2024, Special Council Meeting Agenda for consideration.

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Amanda Collucci

1. That the September 25, 2024, memorandum titled “City Support for revised Municipal Zoning Order 10982, 11120 and 11274 Highway 48 (Proposed Treasure Hill and EL-EN Realty Limited Development)” be received; and,
2. That, **the City of Markham strongly endorses the improved revised plan and the revisions to the MZO** subject to the following:
 - a. That the MZO not be issued until the City and Treasure Hill (and any additional business partners as needed, which may include but not be limited to EL-EN Realty Limited Development) enter into certain commercial and real estate agreements for the updated development proposal for the lands located at 10982, 11120 and 11274 Highway 48; and,
3. That, Staff be authorized to revise the previous draft MZO supported by City Council on July 16, 2024, to reflect the revised development scheme for submission to the Ministry of Municipal Affairs and Housing; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. ADJOURNMENT

Moved by Councillor Juanita Nathan
 Seconded by Councillor Isa Lee

That the Special Development Services Meeting adjourn at 10:28 AM.

Carried