

Development Services Committee Meeting Minutes

Meeting Number: 20

October 1, 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	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate 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 Stephanie DiPerna, Director, Building Standards Rick Cefaratti, Senior Planner, West District Rajeeth Arulanantham, Election & Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Anushrut Bharadwaj, Assistant to Council & Committee

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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 Development Services Committee meeting convened at 9:32 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

The Minutes of the September 17, 2024, meeting will be placed on the October 15, 2024 meeting.

4. DEPUTATIONS

The Committee heard depositions from Elizabeth Janz, Joan Klaassen and Jessica Russell in relation to item 7.1. Please refer to the item for details.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 RECOMMENDATION REPORT, GREENCAPITAL LIMITED PARTNERSHIP INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED-USE HIGH-RISE DEVELOPMENT

AT 10 ROYAL ORCHARD BOULEVARD AND 8051 YONGE STREET, (WARD 1), FILE NO. PLAN 19 137814 (10.3, 10.5)

Frank Clarizio, Director, Engineering Services, who was acting on behalf of Arvin Prasad, Commissioner, Development Services, provided opening remarks and indicated that staff recommends the approval of the Official Plan and Zoning By-law Amendment applications for this mixed-use high-rise development. He

introduced Maria Gatzios, Gatzios Planning and Development Consultants Inc., who made a short presentation to outline the proposed changes. Ms. Gatzios also provided clarification related to concerns about construction management and street cleaning.

The Committee heard the following deputations:

Elizabeth Janz, addressed the Committee and suggested that the project be held in abeyance until a revised secondary plan of the area has been completed.

Joan Klaassen, addressed the Committee to express opposition to the development in its current form.

Jessica Russell, addressed the Committee to suggest additional considerations related to wind studies, amenities, traffic and the subway.

There was a discussion by the Committee in relation to elements of the proposed amendments and the potential impact to the community that included the following:

- The obligation of the municipality to review proposed amendments to applications;
- Concerns with the height of the buildings and that once fully built there will be occupancy for approximately 3,700 additional people in the community;
- A suggestion that the application report be sent back to staff for additional analysis and review the concerns expressed by residents;
- That the current design does not compliment the community; and,
- That there should be consideration to incorporate the developments on the west side of Yonge Street for a complete community;

Staff advised that the process to revise the comprehensive secondary plan with respect to the City in that area is underway and that there is a risk that this application may go to the Ontario Land Tribunal.

The Committee consented to waive the rules of procedure to conduct a recorded vote on the motion to refer this item back to staff and subsequently conducted the recorded vote which was unanimously carried by all Members who were present (Mayor Scarpitti and Councillor Nathan were absent for the vote).

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

The the Committee waive the rules of procedure to conduct a recorded vote on the motion to refer the item back to staff.

Carried

Moved by Councillor Keith Irish
Seconded by Councillor Andrew Keyes

That item 7.1 be referred back to staff for further information to review the issues raised by the community.

Carried

Moved by Councillor Isa Lee
Seconded by Councillor Amanda Collucci

That the deputations and written correspondence from Elizabeth Janz and Ghasem Fani, Joan and Gary Klaassen, and Jessica Dawn Russell be received.

Carried

1. That the October 1, 2024, report titled, "RECOMMENDATION REPORT, Greencapital Limited Partnership Inc., Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use high-rise development at 10 Royal Orchard Boulevard and 8051 Yonge Street, (Ward 1), File No. PLAN 19 137814", be received; and,
2. **That the deputations and written correspondence from Elizabeth Janz and Ghasem Fani, Joan and Gary Klaassen, and Jessica Dawn Russell be received; and,**
3. That the Official Plan Amendment application submitted by Greencapital Limited Partnership Inc., be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
4. That the Zoning By-law Amendment application submitted by Greencapital Limited Partnership Inc., be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized, and brought forward to a future Council meeting to be enacted without further notice; and,

5. That servicing allocation for 1955 residential units be assigned to the proposed development; and,
6. 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,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 PROVINCIAL PLANNING STATEMENT, 2024 AND ONTARIO LAND TRIBUNAL RULES OF PRACTICE AND PROCEDURES REVIEW (10.0, 13.2)

Frank Clarizio, Director, Engineering Services, who was acting on behalf of Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and indicated that staff were seeking the Committee's endorsement to submit this report to the Ministry of Municipal Affairs and Housing with the City's comments on matter of transition. Mr. Clarizio introduced, Duran Wedderburn, Manager, Policy, Planning and Urban Design who provided an overview of the new Provincial Planning Statement for 2024, outlined matters of transition, and reviewed updated rules and procedures related to Ontario Land Tribunals.

The Committee endorsed the staff recommendation without comment.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the report dated October 1, 2024, titled " Provincial Planning Statement, 2024 and Ontario Land Tribunal Land Rules of Practice and Procedures Review " be received; and,
2. **That the written correspondence from Mike Everard be received; and,**
3. That the Province include Employment Areas as a matter of transition to facilitate implementation of the Provincial Planning Statement, 2024 by maintaining the PPS, 2020 definition of Employment Area and not enabling privately initiated employment conversion applications, until such time as the next municipal official plan review is complete; and,

4. That this report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on transition matters to facilitate the introduction of the PPS, 2024 (ERO-019-9065); and,
5. That Staff be directed to host a special meeting of Council in accordance with Section 26(3)(b) of the Planning Act to discuss the revisions that may be required to the official plans; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.3 RECOMMENDATION REPORT, 648321 ONTARIO INC. (C/O GATZIOS PLANNING CONSULTANTS) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO PERMIT A 13-STOREY MIXED-USE BUILDING AT 5871 HIGHWAY 7 (WARD 4) FILE PLAN 22 244910 (10.3, 10.5)

This item was deferred to this Development Services Committee meeting at the July 16, 2024 Development Services Committee meeting.

This matter was deferred to the Development Services Meeting on October 29, 2024.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

That this item be deferred to the October 29, 2024, Development Services Meeting Agenda for consideration.

Carried

1. That the report dated July 16, 2024, titled, "RECOMMENDATION REPORT, 648321 Ontario Inc. (c/o Gatzios Planning Consultants), Applications for Official Plan and Zoning By-law Amendment Applications to permit a 13-storey mixed-use building at 5871 Highway 7 (Ward 4) File PLAN 22 244910", be received; and,
2. That the Official Plan Amendment application (PLAN 22 244910) 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 244910) 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 servicing allocation for 137 residential units be assigned to the proposed 13-storey development; and,
5. 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,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. MOTIONS

There were no motions.

9. NOTICES OF MOTION

There were no notices of motion.

10. NEW/OTHER BUSINESS

There was no new or other business.

11. ANNOUNCEMENTS

12. ADJOURNMENT

Moved by Councillor Ritch Lau
Seconded by Councillor Karen Rea

That the Development Services Committee meeting adjourn at 10:57 AM.

Carried