

Development Services Committee Meeting Minutes

Meeting Number: 21
October 15, 2024, 9:30 AM - 3:00 PM
Live streamed

Roll Call	Regional Councillor Jim Jones Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Joe Li	Regional Councillor Alan Ho Councillor Amanda Collucci
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 Frank Clarizio, Director, Engineering	Stephanie DiPerna, Director, Building Standards Regan Hutcheson, Manager, Heritage Mark Visser, Senior Manager, Financial Strategy & Investments Brad Roberts, Manager, Zoning and Special Projects Peter Wokral, Senior Planner Rajeeth Arulanantham, Assistant to Council / Committee 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.

Development Services Committee convened at 9:34 AM with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - SEPTEMBER 17 AND OCTOBER 1, 2024 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Ritch Lau

1. That the minutes of the Development Services Committee meeting held on September 17 and October 1, 2024, be confirmed.

Carried

3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - SEPTEMBER 26, 2024 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Ritch Lau

1. That the minutes of the Special Development Services Committee meeting held on September 26, 2024, be confirmed.

Carried

4. DEPUTATIONS

There is a deputation from Anne Marie and Ron Waine regarding the Heritage Markham Committee Minutes of September 11, 2024.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. **CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

7.1 **HERITAGE MARKHAM COMMITTEE MINUTES – SEPTEMBER 11, 2024 (16.11)**

The Committee heard the following deputation:

Ron and Anne-Marie Waine addressed the Committee to express support for the motion in the Heritage Markham Committee Minutes of September 11, 2024, in relation to the maintenance of property standards in Markham Heritage Estates. Mr. Waine provided examples of incomplete construction projects within Markham Heritage Estates.

There was discussion in relation to building permits within Markham Heritage Estates, their expiration dates and enforcement options.

Claudia Storto, City Solicitor, advised that these properties have a number of restrictions registered on title and that the agreements differ by property. She also advised that while there may not be public awareness of these matters, there are restrictions in discussing legal advice in public and that staff can come back to detail the options available and obtain the necessary direction in confidential session.

Staff noted that active building permits do not expire, and that By-law Services would be referred to regarding enforcement of by-laws.

The Committee requested that staff review the options available to enforce site plans in Markham Heritage Estates and report back at the end of November 2024.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the minutes of the Heritage Markham Committee meetings held September 11, 2024 be received for information purposes; and,
2. That the deputation from Ron Waine and Anne-Marie Waine be received; and,
3. That staff review and detail the enforcement options available to the City to address outstanding work on buildings in Markham Heritage Estates Subdivision and the condition of certain heritage buildings and report back to Committee for direction; and further,
4. That staff review and detail the options available to the City to address the condition of the Tremont Hotel building; and,

5. That staff be authorised to do all things necessary to give effect to this resolution.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 2024 UPDATE: MONITORING GROWTH IN THE CITY OF MARKHAM AND OFFICIAL PLAN PERFORMANCE INDICATORS (10.0)

Arvin Prasad, Commissioner Development Services, provided opening remarks and noted that this report is the fifth annual update on performance indicators that measure the progress of policy objectives set out in the City's Official Plan. Mr. Prasad introduced Philip English, Planner II, Policy, who presented the City's current results, policy direction, current trends and information that will be used to update the City's Official Plan.

There was discussion on the level of detail and analysis contained in the presentation report, the impact of a growing population, how the City compares with other municipalities, the City's progress towards its growth targets and the feasibility of an affordable housing component for development applications.

Staff indicated that the high land prices in Markham and the GTA along with high construction and labour costs make affordability difficult. Mr. Prasad advised that affordable housing requirements are not enforceable, and that staff will continue to have conversations with the Province to work towards setting achievable growth targets.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the staff report entitled, "2024 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators" dated October 15, 2024, be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 CITY OF MARKHAM'S RESPONSE TO PROPOSED AMENDMENT TO O. REG 299/19 (ADDITIONAL RESIDENTIAL UNITS) MORE HOMES BUILT FASTER ACT, 2022, FILE NO: PR 24 193731 (10.0, 10.5)

Arvin Prasad, Commissioner, Development Services, addressed the Committee to introduce the item and indicated that this report is to provide comments from the City to the province regarding, Amendment to O. Reg 299/19, in relation to Additional Residential Units (ARU's) on single family, semi-detached or townhouse dwellings. He indicated that the comment period will end on October 23, 2024.

The Committee made the following inquiries in relation to the report:

- The size restrictions for the additional units and if they can exceed that of the original unit on the property;
- The maximum lot coverage on a unit;
- The mechanisms available to convert the use of additional residential units;
- Whether a change of use of a building would cause the homeowner to be in violation to the zoning by-law;
- The maximum number of units permitted on a property;
- The elimination of the use of angular planes for the purpose of building modular homes; and,
- Whether modular homes are subject development charges.

Staff indicated that if one unit is bigger than another unit on an existing property, it may be permitted and that it depends on the size of the original unit and the control metrics already in place such as; set-backs, heights, depths, etc. Staff further indicated that these amendments are not intended to solve the housing crisis, and that they are an alternative for example, for a child that may not be able to afford other housing or as a revenue generator as an additional unit. It was noted that if the City became aware of a change in use of a unit, that the City would enforce the zoning by law and that for one or two additional units on an existing property, development charges may not be applicable.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. That the report titled, "City of Markham's Response to proposed Amendment to O. Reg 299/19 (Additional Residential Units), File: PR 24 193731", be received; and,

2. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham's comments to the proposed Amendment to O. Reg 299/19; and,
3. That Staff be authorized to bring forward proposed amendments to any in-force zoning By-law to address any zoning issues or inconsistencies in Markham's zoning by-laws, and to give effect to changes made as a result of the proposed Amendment to O. Reg 299/19 receiving Royal Assent; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

There was no new or other business.

As per Section 2 of the Council Procedural By-Law, New/Other Business would generally apply to an item that is to be added to the Agenda due to an urgent statutory time requirement, or an emergency, or time sensitivity!"

12. ANNOUNCEMENTS

There were no announcements.

13. ADJOURNMENT

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

That the Development Services Committee meeting adjourn at 11:18 AM.

Carried