

Development Services Committee Meeting Minutes

Meeting Number: 22

October 29, 2024, 9:30 AM - 3:00 PM

Live streamed

Roll Call	Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keys Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Deputy Mayor Michael Chan	Regional Councillor Alan Ho
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 Maggie Cheung-Madar, Assistant City Solicitor Giulio Cescato, Director, Planning & Urban Design Frank Clarizio, Director, Engineering Stephanie DiPerna, Director, Building Standards Stephen Lue, Senior Manager, Development	Mark Visser, Senior Manager, Financial Strategy & Investments Rick Cefaratti, Senior Planner, West District Loy Cheah, Senior Manager, Transportation Richard Fournier, Senior Manager, Parks & Open Space Development Lawrence Yip, Senior Planner, Urban Design Brashanthe Manoharan, Planner II Rajeeth Arulanantham, Assistant to Council / Committee 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.

Development Services Committee convened at 9:33 AM. Regional Councillor Jim Jones presided 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

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - OCTOBER 15, 2024 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held on October 15, 2024, be confirmed.

Carried

4. DEPUTATIONS

There was a deputation from Jozsef Zerczi in relation to item 8.1. Please refer to the item for detailed information.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

**7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES -
SEPTEMBER 24, 2024 (10.0)**

Moved by Councillor Ritch Lau
Seconded by Councillor Reid McAlpine

1. That the minutes of the Development Services Public meeting held on September 24, 2024, be confirmed.

Carried

**7.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES –
JUNE 10 AND SEPTEMBER 9, 2024 (16.0)**

Moved by Councillor Ritch Lau
Seconded by Councillor Reid McAlpine

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held on June 10 and September 9, 2024, be received for information purposes.

Carried

**7.3 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)
MINUTES – MAY 16, 2024 (16.34)**

Moved by Councillor Ritch Lau
Seconded by Councillor Reid McAlpine

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held on May 16, 2024, be received for information purposes.

Carried

7.4 2024 BUILDING CODE CHANGES (10.0)

The Committee inquired about the recent changes to the building code and their impact.

Staff indicated that the changes affect all building types and that questions can be directed to the building department.

Moved by Councillor Karen Rea
Seconded by Councillor Ritch Lau

1. That the report dated October 29, 2024 entitled "2024 Building Code Changes" be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE MATTERS

8.1 2025 YORK REGION TRANSIT INITIATIVES (13.4)

Arvin Prasad, Commissioner, Development Services, provided opening remarks and introduced Tamas Hertel, Manager, Service Planning, York Region Transit who presented the 2025 York Region Transit Initiatives. The presentation included a summary of 2024 service improvements, the annual review process, public feedback as well as an overview of the initiatives planned for 2025.

The Committee thanked Mr. Hertel for the presentation and discussed the following:

- The way in which the one fare program is administered;
- How a door to door ride for seniors is determined where there is no fixed route available;
- The feasibility to reinstate the Go station shuttle bus service, such as the Unionville Go shuttle bus;
- Concerns with the service levels, accessibility and lighting around the Cornel Bus Terminal;
- The infrastructure needed to accommodate the increase in population in the coming years; and,
- How service can be extended to new communities and how those decisions are made.

The Committee heard a deputation from Jozsef Zerczi, who expressed support for the return of Go bus shuttles to assist commuters who use the Go trains.

Mr. Hertel responded to the inquiries and noted that the Go shuttle buses have not been reinstated due to the current service levels which have not yet returned to pre Covid-19 levels. He further noted that the Region meets with City planning staff regularly and that they are aware of new developments as they happen to continually assess transit needs.

Moved by Councillor Andrew Keyes
 Seconded by Councillor Juanita Nathan

1. That the presentation titled “York Region Transit’s 2025 Transit Initiatives” be received for information; and further,
2. That the deputation from Jozsef Zerczi be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 RECOMMENDATION REPORT, ORCHDALE HOMES (STEELES) INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO FACILITATE THE DEVELOPMENT OF 17 TOWNHOUSE UNITS AT 330 AND 336 STEELES AVENUE EAST (WARD 1), FILE NO. PLAN 21 139369 (10.5)

Arvin Prasad, Commissioner, Development Services, introduced the item and noted that this is a request for a zoning by law amendment to build 17 townhomes at this location and provided a brief timeline of events. Mr. Prasad introduced Lauren Capilongo, Malone Givens Parsons, who presented an overview of the proposal.

The Committee inquired about where the responsibility of property maintenance lies in this development. Ms. Capilong confirmed that the maintenance will form part of the condominium corporation's responsibilities.

Moved by Councillor Keith Irish
 Seconded by Councillor Andrew Keyes

1. That the report dated October 29, 2024, titled, “Zoning By-law Amendment Application submitted by Orchardale Homes (Steeles) Inc. to facilitate the development of 17 townhouse units at 330 and 336 Steeles Avenue East, File PLAN 21 139369 (Ward 1)”, be received; and,
2. That the Zoning By-law Amendment application be approved and that the draft site-specific Zoning By-law Amendment, attached as Appendix ‘A’, be finalized and enacted without further notice; and,
3. That servicing allocation for 17 townhouse units be assigned 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,

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

Carried

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

TO PERMIT A RESIDENTIAL APARTMENT BUILDING AT 5871 HIGHWAY 7 (WARD 4) FILE PLAN 22 244910 (10.3, 10.5)

Note: This item was deferred to this Development Services Committee meeting at the October 1, 2024 Development Services Committee meeting.

This matter was deferred to an upcoming Development Services Meeting.

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.

Moved by Councillor Karen Rea

Seconded by Councillor Juanita Nathan

That item 9.2 be deferred to a Development Services Meeting in November 2024.

Carried

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. 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."

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

The Committee resolved into confidential session at 10:25 AM.

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

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

14.1 DEVELOPMENT AND POLICY MATTERS

**14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -
SEPTEMBER 17, 2024 (10.0) [MUNICIPAL ACT, 2001, Section 239
(2)(e)]**

The Committee confirmed the September 17, 2024 Development Services Committee Confidential Minutes.

**14.1.2 CONFIDENTIAL REQUEST FOR DIRECTION RE SETTLEMENT
WITH ARYEH CONSTRUCTION LIMITED, 8293 – 8303 WARDEN
AVE (8.0)**

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD) [MUNICIPAL ACT, 2001, Section 239 (2)(e)]

The Committee consented to place this item on the November 6, 2024 Council Meeting Agenda for consideration.

14.1.3 CONFIDENTIAL UPDATE - REQUEST FOR DIRECTION, ONTARIO LAND TRIBUNAL APPEALS OF OFFICIAL PLAN AND ZONING BYLAW AMENDMENT APPLICATIONS BY DRC (MARKHAM) INC. C/O HOLBORN GROUP AT 8127-8149 YONGE STREET (WARD 1) (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)]

The Committee provided direction to staff.

15. ADJOURNMENT

The Development Services meeting adjourned from confidential session at 11:08 AM and did not return to open session or report out on any matter.

The Committee consented to place items; 9.1 and 14.1.2 on the November 6, 2024 Council Meeting Agenda for consideration.

Moved by Councillor Amanda Collucci
Seconded by Councillor Isa Lee

That Development Services meeting adjourn from confidential session at 11:08 AM and not return to open session or report out on any matter.

Carried