

## Development Services Committee Meeting Minutes

**Meeting Number: 6**  
**March 5, 2024, 9:30 AM - 3:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Frank Clarizio, Director, Engineering
	Arvin Prasad, Commissioner, Development Services	Stephanie DiPerna, Director, Building Standards
	Trinela Cane, Commissioner, Corporate Services	Stephen Lue, Senior Manager, Development
	Morgan Jones, Commissioner, Community Services	Hailey Miller, Planner I, West District
	Claudia Storto, City Solicitor and Director of Human Resources	Evan Manning, Senior Planner, Heritage
	Joseph Silva, Treasurer	Deanna Schlosser, Senior Planner
	Bryan Frois, Manager of Executive Operations & Strategic Initiatives	Carlson Tsang, Senior Planner, Development
	Maggie Cheung-Madar, Assistant City Solicitor	Erica Alligood, Election / Committee Coordinator
	Giulio Cescato, Director of Planning & Urban Design	Rajeeth Arulanantham, Assistant to Council / Committee
	Darryl Lyons, Deputy Director, Planning & Urban Design	

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## **1. CALL TO ORDER**

The Development Services Committee was called to order at 9:35 AM with Regional Councillor Jim Jones in the Chair.

## **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 - FEBRUARY 6, 2024 (10.0)**

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held on February 6, 2024, be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 12, 2024 (10.0)**

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

1. That the minutes of the Special Development Services Committee meeting held on February 12, 2024 be confirmed.

**Carried**

## **4. DEPUTATIONS**

Frederick Woo, delivered a deputation on Confidential Item 13.1.2, noting that he understands that this proposal is in line with Provincial priorities and the City's goal to build more homes faster but expressed concerns with certain infrastructure aspects such as hospitals, schools, senior care facilities, and transportation infrastructure. Mr. Woo expressed that Staff should review this proposal with regard for other proposals in the area to understand the full density proposed from Markville to the Bayview area to ensure that infrastructure is developed in line with anticipated development and density.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the deputation by Frederick Woo on Item 13.1.2 be received.

**Carried**

## **5. COMMUNICATIONS**

### **5.1 COMMUNICATIONS - OLT APPEAL BY HILTON MARKHAM SUITES HOTEL LIMITED, APPEAL OF THE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS (WARD 8) (10.3, 10.5)**

**Note: Please refer to confidential item 13.1.2.**

1. That the communications submitted by Frederick Woo and Lezlie Phillips regarding the above subject matter be received.

### **5.2 COMMUNICATIONS - RECOMMENDATION REPORT, THE REGIONAL MUNICIPALITY OF YORK AT 14TH AVENUE AND DONALD COUSENS PARKWAY, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN CONTROL APPLICATIONS TO PERMIT A FOUR AND SIX-STOREY AFFORDABLE RENTAL BUILDING**

**AT THE SOUTHWEST CORNER OF 14TH AVENUE AND DONALD COUSENS PARKWAY, (WARD 7) FILE PLAN 21 120261 AND SPC 22 109682 (10.3, 10.5)**

**Note: Refer to Item 8.1 for the Staff Report.**

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the written submissions from Yang Meng and She Love received on March 4, 2024, be received.

**Carried**

**5.3 COMMUNICATION - RECOMMENDATION REPORT, HNT INC. AT 8310 WOODBINE AVENUE, APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY HNT INC. TO PERMIT A MULTI-UNIT COMMERCIAL BUILDING AT 8310 WOODBINE AVENUE (WARD 8), FILE NO. PLAN 22 258667 (10.5)**

**Note: Refer to Item 8.2 for the Staff Report.**

**6. PETITIONS**

There were no petitions.

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

**7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JANUARY 23 AND JANUARY 30, 2024 (10.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the minutes of the Development Services Public Meeting held January 23 and January 30, 2024, be confirmed.

**Carried**

**7.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JANUARY 15, 2024 (16.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held January 15, 2024, be received for information purposes.

**Carried**

**7.3 MEMORANDUM, COUNCIL APPROVAL FOR PARKLAND DEDICATION EXEMPTION: 11 AND 15 GRANDVIEW BOULEVARD (CSNT 20 127548, B/016/20, B/010/21) (6.3)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the memorandum titled, “Council Approval for Parkland Dedication Exemption: 11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, B/010/21)”, be received; and,
2. That the Commissioner of Development Services or the Director of Planning and Urban Design be authorized to exempt parkland obligation for the existing lots and only collect parkland obligation for the newly created lot for the application identified in this memo; and,
3. That the Parkland Dedication By-law be amended to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations based on criteria arising from similar contexts and elements as the subject application; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **8.1 RECOMMENDATION REPORT, THE REGIONAL MUNICIPALITY OF YORK AT 14TH AVENUE AND DONALD COUSENS PARKWAY, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN CONTROL APPLICATIONS TO PERMIT A FOUR AND SIX-STOREY AFFORDABLE RENTAL BUILDING**

**AT THE SOUTHWEST CORNER OF 14TH AVENUE AND DONALD COUSENS PARKWAY, (WARD 7) FILE PLAN 21 120261 AND SPC 22 109682 (10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services, introduced this item advising that it is related to an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications to permit an affordable rental building at 14th Avenue and Donald Cousens Parkway. Commissioner Prasad advised that Staff are supportive of the proposal as it would make efficient use of otherwise unused space and contribute to the City's affordable housing supply. Commissioner Prasad introduced Sabrina Greggain of York Region to introduce the York Region and consultant team.

Sabrina Greggain, Program Manager, York Region, Affordable Housing Team, introduced the York Region Team and provided a further introduction to the

proposal. Ms. Greggain introduced Lee McGrath, Partner and Planner, Urban Strategies, to deliver a presentation detailing the proposal.

The Committee provided the following feedback:

- Asked if a land swap for a parcel closer to transit was considered for this proposal. Ms. McGrath advised that, as outlined in the Staff report, there is broad encouragement for affordable housing throughout the built boundary and in a variety of locations.
- Commented that the building did not appear to be moved closer to the street per previous discussions. Ms. McGrath advised that the current site plan displays the building placed as far from Vetesse Court as possible considering TRCA limitations.
- Expressed support for the Region advocating for more frequent bus service along 14th Avenue and Donald Cousens Parkway.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the March 5, 2024, report titled, “RECOMMENDATION REPORT, The Regional Municipality of York, Official Plan and Zoning By-law Amendments and Site Plan Control applications to permit a four and six-storey affordable rental building at the southwest corner of 14<sup>th</sup> Avenue and Donald Cousens Parkway (Ward 7), File PLAN 21 120261 and SPC 22 109682”, be received; and,
2. That the Official Plan Amendment application submitted by the Regional Municipality of York, be approved and the draft Official Plan Amendment, attached 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 submitted by the Regional Municipality of York be approved and the draft site-specific Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought to a future Council meeting for enactment without further notice; and,
4. That the Site Plan application submitted by the Regional Municipality of York be endorsed in principle, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate; and,
5. That Council assign servicing allocation for 153 dwelling units for Site Plan Control File SPC 22 109682; and further,

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

**Carried**

**8.2 RECOMMENDATION REPORT, HNT INC. AT 8310 WOODBINE AVENUE, APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY HNT INC. TO PERMIT A MULTI-UNIT COMMERCIAL BUILDING AT 8310 WOODBINE AVENUE (WARD 8), FILE NO. PLAN 22 258667 (10.5)**

Arvin Prasad, Commissioner, Development Services, introduced this item as a recommendation report related to a Zoning By-law amendment application to permit a one-storey multi-unit commercial building at 8310 Woodbine Ave. Commissioner Prasad advised that the Applicant is seeking to rezone the lands as business corridor to permit the commercial building and confirmed that Staff are supportive of the application. Commissioner Prasad introduced Marc De Nardis to deliver a presentation.

Marc De Nardis, Gagnon Walker Domes Ltd., delivered a presentation detailing the proposal.

The Committee provided the following feedback:

- Expressed concerns regarding overflow traffic generated from the commercial building. Giulio Cescato, Director, Planning & Urban Design, confirmed that Transportation Staff are satisfied with the parking provisions, noting that there are several accesses and egress to the building. Mr. DeNardis further confirmed that there is an easement along the western property limit, noting that none of the proposed parking encumbers the easement.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

1. That the report titled, "RECOMMENDATION REPORT, Application for a Zoning By-law Amendment submitted by HNT Inc. to permit a multi-unit commercial building at 8310 Woodbine Avenue (Ward 8), File No. PLAN 22 258667", be received; and,
2. That the application submitted by HNT Inc. to amend Zoning By-law 165-80, as amended, be approved and the Zoning By-law, attached hereto as Appendix 'A', be approved; and further,

3. 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 business.

## **12. ANNOUNCEMENTS**

There were no announcements.

## **13. CONFIDENTIAL ITEMS**

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

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**

### **13.1 DEVELOPMENT AND POLICY MATTERS**

#### **13.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 6, 2024 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

#### **13.1.2 OLT APPEAL BY HILTON MARKHAM SUITES HOTEL LIMITED, APPEAL OF THE OFFICIAL PLAN AND ZONING BY- LAW AMENDMENT APPLICATIONS (WARD 8) (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)]**



**13.1.3 OLT APPEAL BY EASTSIDE CHEVROLET GMC BUICK LTD.,  
APPEAL OF THE OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENT APPLICATIONS (WARD 8) (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)]**

**13.1.4 REQUEST FOR DIRECTIONS - ONTARIO LAND TRIBUNAL  
APPEAL OF DESIGNATION BY-LAW FOR 10159 MCCOWAN  
ROAD (WARD 6) (16.11.3)**

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

**14. ADJOURNMENT**

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

That the Development Services Committee adjourn at 11:46 AM.

**Carried**