Development Services Committee Minutes

Meeting Number 7
April 1, 2019, 9:30 AM - 3:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti (arrived at 10:35 AM) Regional Councillor Jack Heath Regional Councillor Joe Li Councillor Alan Ho Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Deputy Mayor Don Hamilton Regional Councillor Jim Jones	Councillor Keith Irish
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Brenda Librecz, Commissioner, Community & Fire Services Catherine Conrad, City Solicitor & Acting Director, Human Resources Bryan Frois, Chief of Staff Biju Karumanchery, Director, Planning & Urban Design	Ron Blake, Senior Manager, Development Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Loy Cheah, Senior Manager, Transportation David Plant, Manager, Parks Operations Alida Tari, Manager, Access & Privacy Scott Chapman, Election & Council/Committee Coordinator

Alternate formats for this document are available upon request

---

1. CALL TO ORDER

The Development Services Committee convened at the hour of 9:38 AM in the Council Chamber with Councillor Alan Ho in the Chair. Councillor Reid McAlpine assumed the Chair at 11:10 AM for Transportation & Infrastructure items, Nos. 9.1 and 9.2. Councillor Alan Ho reassumed the Chair at 11:25 AM.

The Development Services Committee recessed at 10:58 AM and reconvened at 11:10 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MARCH 18, 2019 (10.0)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held March 18, 2019, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES MARCH 5, 2019 (10.0)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Public Meeting held March 5, 2019, be confirmed.

Carried

4. DEPUTATIONS

Deputations were received for the following item:

#8.1 Gemterra (Woodbine) Inc.

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT JAMES CAMPBELL HOUSE 2 WISMER PLACE, WARD 4 (16.11.3)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the staff report entitled "Intention to Designate a Property Under Part IV of the Ontario Heritage Act, James Campbell House, 2 Wismer Place," dated April 1, 2019, be received; and,
2. That as recommended by Heritage Markham, the James Campbell House at 2 Wismer Place be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT BROWN'S CORNERS UNITED CHURCH 2830 HIGHWAY 7 EAST, WARD 2 (16.11.3)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the staff report entitled "Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Brown's Corners United Church, 2830 Highway 7 East," dated April 1, 2019, be received; and,
2. That as recommended by Heritage Markham, the Brown's Corners United Church at 2830 Highway 7 be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,

3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; 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 INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT ELIAS HAMILTON HOUSE 6 HERITAGE CORNERS LANE, WARD 4 (16.11.3)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That the staff report entitled "Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Elias Hamilton House, 6 Heritage Corners Lane," dated April 1, 2019, be received; and,
2. That as recommended by Heritage Markham, the Elias Hamilton House at 6 Heritage Corners Lane be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 RECOMMENDATION REPORT APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW AMENDMENT, AND SITE PLAN APPROVAL BY GEMTERRA (WOODBINE) INC. TO PERMIT TOWNHOUSES AT 9064 TO 9110 WOODBINE AVENUE (WARD 2) FILE NOS. OP/SU/ZA/SC 17 153653 (10.3, 10.7, 10.5 & 10.6)

Malcolm Ng, on behalf the condominium board of the existing development to the north of this proposal, spoke in opposition to the proposed development. Mr. Ng expressed concerns about the proposed maximum elevation and density permissions contained in the zoning by-law amendment as being incompatible with the character of the existing townhomes to the north of the proposed development.

Jack Wong, Malone Given Parsons, on behalf of the applicant, delivered a PowerPoint presentation on the proposed development, identifying revisions made to the original application based on comments provided by City Staff as well as feedback received during the statutory public meeting. Mr. Wong clarified that the proposed density of the development is consistent with that of existing developments in the surrounding area. It was also noted that the proposed height allowances are being requested as a result of grade differentials on the subject property, and that not all proposed units will achieve the maximum elevation as permitted by the zoning bylaw amendment.

The Committee discussed the following relative to the application:

- enhancing connectivity between the subject property and adjacent townhouse complexes through the construction of a walkway connection between the proposed development and Melissa Way
- the possibility of relocating the proposed on-site visitor parking spaces away from the amenity area to provide for additional buffering and separation between the proposed development and the adjacent townhouses to the north
- ensuring a dedicated space for on-site snow storage that meets environmental requirements and does not obstruct visitor parking
- restricting the maximum height of the proposed units immediately adjacent to the abutting townhouse complex to the north to ensure appropriate transitioning

The Committee requested that, as a condition of the site approval, the applicant be required to construct a walkway connecting the subject property to Melissa Way,

provided that the existing condominium complexes to the north of the site are in agreement.

The Committee consented to place the application on the April 30, 2019 Council agenda in order to provide the applicant with the opportunity to consult with the adjacent condominium board to the north and to work with Staff to try to incorporate the recommendations proposed by Committee prior to receiving Council approval. There was discussion about a potential meeting between the applicant, condo board representative, Staff, and the Ward Councillor to discuss outstanding concerns.

Moved by Regional Councillor Jack Heath
Seconded by Regional Councillor Joe Li

1. That the Staff report titled "Recommendation Report – Applications for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, and Site Plan Approval by Gemterra (Woodbine) Inc. to permit townhouses at 9064 to 9110 Woodbine Avenue (Ward 2) File Nos. OP/SU/ZA/ /SC 17 153653" be received; and,
2. **That the deputation of Malcolm Ng be received; and,**
3. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix 'A', be finalized and approved; and,
4. That Draft Plan of Subdivision 19TM-17004 submitted by Gemterra (Woodbine) Inc., be finalized and approved subject to the conditions outlined in Appendix 'B'; and,
5. That the draft plan approval for Plan of Subdivision 19TM-17004 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
6. That the Director of Planning and Urban Design, or his designate be delegated authority to issue draft approval, subject to the conditions set out in Appendix 'B' as may be amended by the Director of Planning and Urban Design; and,
7. That the amendments to Zoning By-laws 19-94 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix 'C', be finalized and enacted without further notice; and,
8. That the Site Plan application by Gemterra (Woodbine) Inc. be endorsed, in principle, and that staff continue to work with the applicant to refine the site plan, prior to site plan endorsement by the Director of Planning and Urban Design; and,
9. **That Staff be directed to work with the applicant to explore the possibility of reducing the maximum elevations for units 32 and 33 to ensure an appropriate transition to the existing townhomes in the adjacent condominium complex to the north; and,**

10. That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period; and,
11. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix "B" to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
12. That servicing allocation for thirty-three (33) townhouse units be assigned to the subject development; and,
13. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
14. **That Staff be directed to place this matter on the April 30, 2019 Council agenda for consideration; and further,**
15. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 BILL CROTHERS ARTIFICIAL TURF FIELD REPLACEMENT (6.0)

The Committee discussed the projected life-cycle of the proposed replacement turf and the precautions taken by Staff to mitigate potential future flooding and drainage issues on the site. Staff noted their confidence that the replacement turf will achieve the full projected life-cycle.

Moved by Regional Councillor Jack Heath
Seconded by Mayor Frank Scarpitti

1. That the report entitled "Bill Crothers Artificial Turf Field Replacement" be received; and,
2. That Staff be authorized to issue a purchase order to York Region District School Board (YRDSB) in the amount of $1,339,365.00, inclusive of HST for the City's portion (50%) of the Bill Crothers Secondary School artificial turf replacements; and,
3. That the purchase order in the amount of $1,339,365.00, inclusive of HST be funded from project 18220 Replacement of Artificial Turf Fields with available budget of $814,100.00; and,
4. That shortfall in the amount of ($525,265.00) ($814,100.00 - $1,339,365.00) be funded from the Life Cycle Replacement and Capital Reserve Fund; and,

5. That staff be directed to execute the Shared Use and Maintenance Agreement prior to proceeding with the project; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 YONGE SUBWAY EXTENSION AND ROYAL ORCHARD STATION (WARD 1) (5.10)

Arvin Prasad, Commissioner, Development Services, introduced the staff report and provided an overview of the recommendations contained within the report.

The Committee expressed support for the preservation of the proposed Royal Orchard station as part of the Yonge Subway Extension project, noting the breadth of opportunities for redevelopment and intensification in the surrounding area.

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Joe Li

1. That the report entitled "Yonge Subway Extension and Royal Orchard Station (Ward 1)", be received; and,
2. That Council endorse the findings by StrategyCorp and Sajecki Planning that the Royal Orchard Station can be justified by the station ridership forecasts, and warrant further studies to confirm the need of the station; and,
3. That Council confirm its preference that the Royal Orchard Station be included in the Yonge Subway Extension (YSE) project as identified in the Yonge Subway Extension – Finch Station to Richmond Hill Centre Transit Project Assessment – January 30, 2009; and,
4. That Council request the YSE Executive Committee not to eliminate the Royal Orchard Station from the YSE Preliminary Design and Engineering work until the conclusion of further technical studies recommended in the StrategyCorp and Sajecki Planning; and,
5. That the YSE Executive Committee be requested to carry out any further technical studies as recommended by StrategyCorp and Sajecki Planning, in consultation with the City of Vaughan and the City of Markham, to support the Royal Orchard Station; and,
6. That Council's resolution be forwarded to YSE Executive Committee, and the City of Vaughan; and further,

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

Carried

9.2 UPDATE ON ACTIVE TRANSPORTATION MASTER PLAN STUDY (ALL WARDS) (5.10)

Arvin Prasad, Commissioner, Development Services, introduced the staff report.

The Committee expressed support for the Active Transportation Master Plan Study. The Committee discussed the relationship between this study and the City's policy relative to the implementation of sidewalks on arterial and collector roads.

Moved by Councillor Khalid Usman
Seconded by Councillor Amanda Collucci

1. That the staff report titled "Update on Active Transportation Master Plan Study (All Wards)", dated April 1, 2019, be received; and,
2. That Staff be directed to proceed with the public engagement and stakeholder consultation as outlined in this report; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 RECOMMENDATION REPORT 30TH WORLD HAKKA CONFERENCE, KUALA LUMPUR, MALAYSIA, OCTOBER 16 – 21, 2019 (10.16)

Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship, introduced the recommendation report.

The Committee discussed the economic investment opportunities and strategic partnerships expected to accrue through the City's attendance at the 2019 Hakka Conference. There was also discussion on the importance of the City's attendance to the success of the 2021 Conference hosted by the City of Markham.

The Committee recognized Regional Councillor Joe Li for his recent pre-conference visit in helping to secure investment commitments and support for the 2021 Hakka Conference. The Committee suggested that Regional Councillor Li's expenses be funded through the international attraction investment account to a maximum of $2,500.00

Moved by Mayor Frank Scarpitti
Seconded by Councillor Khalid Usman

1. That the report titled, "30th World Hakka Conference, Kuala Lumpur, Malaysia, October 16 – 21, 2019", dated April 1, 2019, be received; and,
2. That Council approve business travel for Mayor Scarpitti, Regional Councillor Joe Li, and Sr. Business Devt. Officer Sandra Tam to attend the 30th World Hakka Conference in Kuala Lumpur Malaysia from October 16 - 21; and,
3. That the total cost of the business trip to attend the 30th World Hakka Conference in Kuala Lumpur Malaysia not exceed $19,500.00 and be expensed from within International Investment Attraction account 610-9985811; and,
4. **That the cost of the pre-conference mission to China attended by Regional Councillor Joe Li be expensed from the International Investment Attraction account 610-9985811 to a maximum of $2,500; and further,**
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new / other business.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

1. That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 12:06 p.m. to discuss the following matters:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – MARCH 18, 2019 (10.0) [Section 239 (2) (f)]

The Development Services Committee confirmed the March 18, 2019 confidential minutes.

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

FIRST MARKHAM PLACE PROPERTIES INC., 3265 HIGHWAY 7 EAST (WARD 8) (8.0)

The Development Services Committee consented to place this item on the April 16, 2019 Council agenda.

15.2 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES AND LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD [Section 239 (2) (b), (e)]

This item was added to the confidential agenda.

The Committee received a confidential verbal update on this matter.

16. ADJOURNMENT

Moved by Councillor Isa Lee
Seconded by Regional Councillor Joe Li

1. That the Development Services Committee adjourn at 12:10 PM.

Carried