



Development Services Committee Agenda

Meeting Number 14
September 9, 2019, 9:30 AM - 3:00 PM
Council Chamber

Please bring this Development Services Committee Agenda to the Council meeting on September 24, 2019.

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 24, 2019 (10.0)	6
1. That the minutes of the Development Services Committee meeting held June 24, 2019, be confirmed.	
3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JUNE 18, 2019 AND JUNE 24, 2019 (10.0)	15
1. That the minutes of the Development Services Public Meeting held June 18, 2019 and June 24, 2019, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 HERITAGE MARKHAM COMMITTEE MINUTES – JULY 10, 2019 AND AUGUST 14, 2019 (16.11)	31
1. That the minutes of the Heritage Markham Committee meeting held July 10, 2019 and August 14, 2019, be received for information purposes.	
7.2 PRELIMINARY REPORT - OP TRUST OFFICE INC. APPLICATION FOR	53

ZONING BY-LAW AMENDMENT TO PERMIT A PHASED CAMPUS-STYLE BUSINESS PARK DEVELOPMENT AT 101 MCNABB ST. (WARD 8) FILE NO ZA 17 151261 (10.5)

S. Bordone, ext. 8230

1. That the report titled “PRELIMINARY REPORT, OP Trust Office Inc., Application for Zoning By-law Amendment to permit a phased campus-style business park development at 101 McNabb St. (Ward 8), File No. ZA 17 151261” be received.

7.3 DELEGATED AUTHORITY FOR SIGNING CONSERVATION AUTHORITY, PROVINCIAL AND FEDERAL PERMIT APPLICATIONS FOR ENGINEERING CAPITAL PROJECTS (5.0)

64

M. Ilic, ext. 2136

1. That the report titled “Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects” be received; and,
2. That Council authorize the Director of Engineering to execute application forms and other documents required to obtain permits from various government agencies and levels of government for City capital projects; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 RECOMMENDATION REPORT: RENAME THE SECTION OF MEADOWVIEW AVENUE BETWEEN YONGE STREET AND DONCASTER AVENUE TO DONCASTER AVENUE (WARD 1) (10.14)

66

R. Tadmor, ext. 6810

1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated September 9, 2019, be received; and,
2. That the by-law attached to this report to rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue be approved; and,
3. That Staff be directed to request permission from the Region of York to rename their portion of Meadowview Avenue to Doncaster Avenue; and,
4. That Staff provide notification of the municipal address change to each affected property owner; and further,
5. That Staff be authorized and directed to do all things necessary to give

effect to this resolution.

**8.2 RECOMMENDATION REPORT WISMER PERCY REESOR PARKETTE
PROJECT RESPONSE TO RESIDENT’S REQUEST TO RELOCATE THE
PERCY REESOR PARKETTE, 20 PERCY REESOR STREET (6.3)**

74

A. Visneski, ext. 2355

1. That the report titled “Wismer Percy Reesor Parkette Project, Response to Resident’s Request to Relocate the Percy Reesor Parkette” be received; and,
2. That the Percy Reesor Parkette be maintained at its current location and that buffering measures such as wood privacy fence, 6m high chain link fence, and buffer planting be installed, where feasible, in consultation with the affected residents and the Ward Councillor; and,
3. That the budget for the necessary work be drawn from the Capital Budget remaining in the Percy Reesor Parkette account; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution

9. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

**9.1 THE ASSOCIATION OF CHINESE CANADIAN ENTREPRENEURS
BUSINESS DELEGATION TO CHINA, 2019 (10.16)**

88

C. Kakaflikas, ext. 6590 & S. Tam, ext. 3883

1. That the Report dated September 9, 2019 entitled “The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019” be received, and
2. That the City of Markham be represented by Sandra Tam, Senior Business Development Officer, and
3. That the total cost of the participation not exceed \$6,250.00 and be expensed from within the 2019 International Investment and Attraction account 610-998-5811, and further
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

11. NOTICES OF MOTION

12. NEW/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

14. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

14.1 DEVELOPMENT AND POLICY ISSUES

- 14.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - JUNE 24, 2019 (10.0) [Section 239 (2) (e) (e)]
- 14.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – (APPEAL BY 1637063 ONTARIO INC.) 2522584 ONTARIO INC., MARYDALE AVENUE (WARD 7) (8.0) [Section 239 (2) (e)]
- 14.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ANDRIN INVESTMENTS LIMITED, 5440 16TH AVENUE (WARD 4) (8.0) [Section 239 (2) (e)]

15. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for
lunch from approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after
two hours have passed since the last break.**



Development Services Committee Minutes

Meeting Number 13

June 24, 2019, 9:30 AM - 3:00 PM

Council Chamber

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li (arrived at 10:06 a.m.) Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Khalid Usman (left at 10:33 a.m.) Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Councillor Andrew Keyes
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Catherine Conrad, City Solicitor & Acting Director, Human Resources Claudia Storto, City Solicitor and Director of Human Resources Bryan Frois, Chief of Staff	Brian Lee, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Ron Blake, Senior Manager, Development John Yeh, Manager, Strategy and Innovation Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Committee convened at the hour of 9:34 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Deputy Mayor Don Hamilton assumed the Chair at 10:29 a.m. for Transportation and Infrastructure items, No.

9.1. Regional Councillor Jim Jones reassumed the Chair at 10:33 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Khalid Usman declared a pecuniary interest with respect to Item No. 14.1.2 of the public agenda ("Litigation or Potential Litigation, including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board - Minutes of Settlement (Dorsay)" as he owns property related to the item being discussed. Councillor Usman left the Council Chamber and did not participate in the discussion of this item.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 10, 2019 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held June 10, 2019, be confirmed.

Carried

4. DEPUTATIONS

4.1 REQUEST FOR CHANGES TO PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES (10.0)

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

That Development Services Committee suspend the rules of procedure to permit a deputant to address Committee on a matter not listed on the meeting agenda.

Carried by a Two Thirds Vote

Peter Van Loan, Aird & Berlis LLP, consultant for Loblaw Properties Limited for the lands at 2938 Major Mackenzie Drive East and Cadillac Fairview for the Buttonville Airport lands, addressed the Committee in regard to the Province's proposed inclusion of those lands within the Provincially Significant Employment Zone (PSEZ) designation of the Growth Plan. Mr. Van Loan requested that the Committee endorse the Province's removal of the PSEZ designation from the subject properties in the form of a Council resolution, and provided Committee with a draft resolution for consideration. Mr. Van Loan also requested that the resolution be referred directly to the June 25, 2019 Council meeting for consideration prior to the conclusion of the Province's review period.

There was discussion on the compatibility of the deputant's request with the position of staff on PSEZs. Staff confirmed that the deputant's request is consistent with the mixed-use development envisioned for the areas in question, as reflected in the staff report on the Province's decision on Proposed Amendment 1 to the Growth Plan, which included previous staff comments on the PSEZs by the Province and was received by Development Services Committee at the May 27, 2019 meeting. The Committee requested that staff prepare a memo confirming its support for the resolution proposed by the deputant for consideration at the June 25, 2019 Council meeting. The Committee also requested that the final resolution presented to Council be revised to reflect the totality of staff's comments on PSEZs previously submitted to the Province.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. **That the City of Markham indicate to the Ministry of Municipal Affairs and Housing its support for the requests of Cadillac Fairview and Loblaw Properties Ltd. that their properties located at the Buttonville Airport Lands and at 2938 Major Mackenzie Drive East in the City of Markham, respectively, be removed from the mapping for the Provincially Significant Employment Zone designation.**

Carried

5. COMMUNICATIONS

Communications were received for the following items:

- 4.1 Request for Changes to Provincially Significant Employment Zones
- 9.1 Elgin Mills Environmental Assessment

6. PETITIONS

6.1 PETITION TO OPPOSE PROPOSED FOURTEEN CONDOMINIUM TOWNHOMES AND TWO SEMI-DETACHED HOMES AT 10 - 20 FINCHAM AVENUE (10.0)

Councillor Karen Rea submitted a petition signed by residents opposing the proposed development of fourteen condominium townhomes and two semi-detached townhomes at 10-20 Fincham Avenue.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – FEBRUARY 21, 2019, MARCH 21, 2019 AND APRIL 18, 2019 (16.34)

There was discussion in regard to CPAC's interest in engaging a consultant to review alternative views on the widening of arterial roads. It was noted that funding for research is included as part of CPAC's budget, which has been pre-approved by Council. It was also noted that the roads being studied by CPAC are for future widening and do not include those roads that are going through an environmental assessment by York Region. It was suggested that, should a consultant be commissioned by CPAC to provide an opinion on road widenings, the consultant be invited to present to Development Services Committee.

Moved by Councillor Karen Rea

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held February 21, 2019, March 21, 2019 and April 18, 2019, be received for information purposes; and,
2. **That any consultant engaged by the Cycling and Pedestrian Advisory Committee on arterial road widenings present to Development Services Committee.**

Carried

7.2 THORNHILL SUB-COMMITTEE MINUTES - MAY 1, 2019 AND JUNE 5, 2019 (LANGSTAFF GATEWAY) (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the minutes of the Thornhill Sub-Committee (Langstaff Gateway) meetings held May 1, 2019 and June 5, 2019, be received for information purposes.

Carried

7.3 MARKHAM SUB-COMMITTEE MINUTES (CORNELL ROUGE NATIONAL URBAN PARK GATEWAY STUDY) – MARCH 27, 2019 (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the minutes of the Markham Sub-Committee (Cornell Rouge National Urban Park Gateway Study) meeting held March 27, 2019, be received for information purposes.

Carried

7.4 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 8, 2019 AND JUNE 12, 2019 (16.11)

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the minutes of the Heritage Markham Committee meetings held May 8, 2019 and June 12, 2019, be received for information purposes.

Carried

7.5 INFORMATION REPORT 2019 SECOND QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the report titled 'Information Report 2019 Second Quarter Update of the Street and Park Name Reserve List', be received; and,
2. That Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report.

Carried

7.6 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD OF APRIL 1, 2019 TO JUNE 7, 2019 (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the report entitled “Report on Incoming Planning Applications for the period of April 1, 2019 to June 7, 2019”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 NASCENT/SHER (9704 MCCOWAN) INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT AN 8 STOREY MIXED USE APARTMENT BUILDING AND THREE 5 STOREY APARTMENT BUILDINGS AT 9704 MCCOWAN ROAD FILE NOS. OP/ZA 17 174837 (WARD 6) (10.3, 10.5)

Umes Shan, Markham resident, addressed the Committee and stated concerns with respect to the proposed development, including the potential for increased traffic and traffic safety issues resulting from the increased density and single site access point, as well as potential safety implications resulting from the proposed density relative to the size of the site. Mr. Shan requested that the applicant, together with the property owner of the adjoining nursery lands, consider constructing a mutual access easement to the local road to the rear of the development to relieve traffic congestion on McCowan Road and to provide for additional safety.

There was discussion regarding the potential implications of the proposed development on local traffic and the capacity of Stonebridge Public School. Staff advised that no concerns have been expressed by the school board relative to the application during the circulation process. The applicant also advised that no traffic concerns were identified in the traffic impact studies submitted as part of the application.

Moved by Councillor Amanda Collucci

Seconded by Councillor Khalid Usman

1. That the memorandum dated June 24, 2019 and titled “Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ ZA 17 174837 (Ward 6)” be received; and,
2. That the communications of Shakeel Walji on behalf of Nascent/Sher (9704 McCowan) Inc. attached as Appendix ‘A’, be received; and,

3. **That the deputation of Umes Shan be received, and;**
4. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix 'B', be approved; and,
5. That the amendments to Zoning By-laws 304-87 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 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 ELGIN MILLS ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARDS 2, 5 AND 6) (5.7)

Brian Lee, Director, Engineering introduced the item and provided a background of the staff report. It was requested that, should Committee endorse the recommendations contained in the report, that the matter be referred directly to the June 25, 2019 Council meeting to permit staff to initiate the process of retaining consultants for the environmental assessment.

There was no discussion on this item.

Moved by Councillor Alan Ho

Seconded by Councillor Amanda Collucci

1. That the report entitled "Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)" be received; and,
2. **That the communications provided by Scott Cole on behalf of some North District landowners be received; and,**
3. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project; and,
4. That the budget increase of \$184,300, inclusive of HST impact, be funded from the Development Charges Reserve; and,
5. That the Development Services Committee update its previous decision in a report entitled "Municipal Road Transfer – Elgin Mills Road Transfer and

Donald Cousens Parkway Extension Transportation Planning Study” dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,

6. That the Regional Municipality of York be informed of Council’s decision; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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 / other business.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 10:33 a.m. to discuss the following matters:

Carried

14.1 DEVELOPMENT AND POLICY ISSUES

14.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – JUNE 10, 2019 (10.0) [Section 239 (2) (e)]

Development Services Committee confirmed the June 10, 2019 confidential minutes.

14.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINUTES OF SETTLEMENT (DORSAY) (8.0) [Section 239 (2) (e)]

Councillor Khalid Usman declared a pecuniary interest with respect to Item No. 14.1.2 of the public agenda ("Litigation or Potential Litigation, including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board - Minutes of Settlement (Dorsay)" as he owns property related to the item being discussed. Councillor Usman left the Council Chamber and did not participate in the discussion of this item.

Development Services Committee consented to refer this item directly to the June 25, 2019 Council agenda for consideration.

15. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the Development Services Committee adjourn at 10:59 a.m.

Carried



Development Services Public Meeting Minutes

Meeting Number 8

June 18, 2019, 7:00 PM - 10:00 PM

Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Brian Lee, Director, Engineering	Carlson Tsang, Planner II, Planning &
	Biju Karumanchery, Director, Planning & Urban Design	Urban Design
	David Miller, Manager, West District	Laura Gold, Council/Committee Coordinator
	Sean Hertel, Project Manager, Langstaff Gateway, Planning & Urban Design	Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT NEST (VS) GP INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT

12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD, AND ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 4 STREET TOWNHOUSES AT 10197 VICTORIA SQUARE BLVD (WARD 2) FILE NOS. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145 (10.5, 10.7, 10.6)

The Public Meeting this date was to consider an application submitted by Nest (VS) GP Inc. for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit 12 townhouses at 10165 Victoria Square Blvd, and Zoning By-law Amendment and Draft Plan of Subdivision to permit 4 street townhouses at 10197 Victoria Square Blvd (Ward 2) (File Nos. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145).

The Committee Clerk advised that 246 notices were mailed on May 29, 2019, and a Public Meeting sign was posted on May 29, 2019. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on the development proposal:

Raymond Quan, resident provided the following feedback on the development proposal:

- Architecture does not match the character of the community.

Bal Rampersad provided the following feedback on the development proposal:

- Architecture does not match the character of the community;
- Demonstrated an interest in the City's surplus land located in this location.

Committee provided the following feedback on the development proposal:

- Asked that staff work with the applicant to improve the design of the development proposal (including the back of the development) so that it better fits with the character of the area and looks more like an entrance feature;

- Asked Brian Lee, Director of Engineering to confirm if a hammer head is still required in this location, considering recent traffic improvements made to the area;
- Suggested the Applicant look at adding landscaping to the hammer head to reduce the amount of pavement in front of the townhomes;
- Suggested that staff investigate whether the City still needs all of its surplus land located in this location;
- Asked that staff ensure the driveways are long enough to fit most cars;
- Requested that the planting in the valley be spread out across both sides of the watercourse.

The Applicant provided the following responses to Committee and resident inquires:

- The townhomes range from just under 1400 square feet to approximately 2400 square feet in size;
- The buildings being demolished are not heritage properties;
- Each unit has two parking spots (one in the garage and one outside), and there will be six visitor parking spots for the complex, which is two more spots than required;
- Deciduous trees that are native to the area will be re-planted on the site.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. **That the presentations on the development proposal by Staff and the Applicant be received; and,**
2. **That the written submissions submitted by Amy Tong Zee, Derek Ho, Heidi Ho, and Joan Smith to the June 18, 2019 Development Services Public Meeting regarding the application from Nest (VS) GP Inc. to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard be received; and,**
3. **That the deputations by Raymond Quan, and Bal Rampersad, made at the June 19, 2019 Development Services Public Meeting, regarding the application by Nest (VS) GP Inc to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard , be received; and,**

4. That the report dated June 10th, 2019, titled “Preliminary Report, Nest (Vs) GP Inc., Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit 12 townhouses at 10165 Victoria Square Blvd, and Zoning By-law Amendment and Draft Plan of Subdivision to permit 4 street townhouses at 10197 Victoria Square Blvd (Ward 2), File Nos. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145” be received; and,
5. That the Record of the Public Meeting held on June 18th, 2019 with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,
6. That the applications submitted by Nest (VS) GP Inc. to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard, be referred back to staff for a report and a recommendation; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

3.2 PRELIMINARY REPORT CONDOR PROPERTIES LTD. LANGSTAFF PHASE 1A DEVELOPMENT ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE HIGH RISE DEVELOPMENT FOR 910 UNITS AT 25, 11, 9 AND 5 LANGSTAFF ROAD, SOUTHWEST OF YONGE STREET AND HIGHWAY 407 FILE NOS: ZA/SU 18 162178, WARD 1 (10.5, 10.7)

The Public Meeting this date was to consider an application submitted by Condor Properties Ltd. for Zoning By-law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road, south west of Yonge Street and Highway 407 (File Nos. ZA/SU 18 162178).

The Committee Clerk advised that 63 notices were mailed on May 29, 2019, and a Public Meeting sign was posted on May 27, 2019. There were 2 written submissions received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on the development proposal:

Bijan Pardis, P.A.R.C.E.L Inc. and landowner provided the following feedback on the development proposal:

- Supported the development proposal;
- Concerned that his parcel of land is not large enough to develop with the new density requirements for the area;
- Demonstrated an interest to purchase surplus land to develop his land;
- Asked for the opportunity to be able to develop his land if it is not possible to purchase additional lands to meet the density requirements;
- Requested to have input on the landscaping design at Yonge and Langstaff if redesigned.

Mike Everard, Augusta National Inc. provided feedback on the development proposal on behalf of Holly Cross Catholic Cemetery:

- Concerned about the loss of privacy;
- Had issues with the traffic study;
- Asked that revised landscaping and elevations be created and shared with the cemetery;
- Concerned with the grading of the road;
- Concerned about parking;
- Supported an underpass versus an overpass.

Jake Brunott, small business owner provided the following feedback on the development proposal:

- Asked for clarification with respect to the development phasing and when the future Kylemore development would impact his small business located on the east side of the CN tracks.

Roman Camarov, provided the following feedback on the development proposal on behalf of the Alieen Willowbrook Residents Association:

- Supported the development proposal;
- Concerned about the impact the development will have on local traffic;
- Requested phase 2 of the development be built after the subway is built;
- Suggested that more than two public schools may be required to serve this development.

Jodi Cole, Resident provided the following feedback on the development proposal:

- Asked if the trees located at Bayview and the 407 will be preserved.

Committee provided the following feedback on the development proposal:

- Advised that the outstanding issues for the new community are being tackled by the Thornhill Sub-Committee;
- Asked what the cemetery's plans are for its lands on the north side of the development;
- Asked about the acreage required for the school site;
- Requested that the development proposal include affordable units and purpose built rentals;
- Asked what the plans are for the creek;
- Asked if the Province has surplus lands in this location and what happens to fragmented land parcels.

In response to Committee and resident inquires, staff advised that 5,000 units are being permitted to be built prior to the completion of the subway. Options for increasing GO line services prior to the opening of the subway are being investigated, but there are limitations to increasing service levels due to the line intersecting with the CN line. The new community will also have a cycling trail to help mitigate traffic. The creek is required to remain in a natural state under the in-force secondary plan. The Province has indicated that they may have surplus land within the Langstaff Gateway planning area, and it is Provincial policy that municipalities have the first right of refusal for such lands. Fragmented land parcels are typically dealt with through a land trustee. The issues for the new Langstaff community need to be addressed prior to the approval of the development to ensure the vision for the community is achieved.

In response to Committee and resident inquires, Gilbert Luk, York Region District School Board advised that 5 acres are required to build a school. This could be reduced to 3.5 acres through negotiations if the developers covered the cost of the school having underground parking. He requested that the school site be identified at this point in time to ensure a safe school environment.

In response to Committee and resident inquiries, the Applicant advised that they will make a commitment to building a complete community. Affordable housing and purpose built rental units will be investigated as part of this vision. It was also confirmed that the patch of trees located at Bayview and the 407 will be preserved.

In response to the Committee's inquiry, Mike Everard advised that the Holy Cross Catholic Cemetery plans to expand the cemetery on its land located on the north side of the development. An application will be filed with City in this regard next week.

Moved by Councillor Khalid Usman

Seconded by Councillor Karen Rea

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the written submissions by Gilbert Luk, and Christine Hyde, submitted to the June 18, 2019 Development Services Public Meeting regarding the application from Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be received; and,**
3. **That the deputations by Bijun Pardis, and Mike Everard, made at the June 18, 2019 Development Services Public Meeting regarding the application from Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be received; and,**
4. That the report dated February 25th, 2019, titled "Preliminary Report, Condor Properties Ltd., Langstaff Phase 1A Development, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road, south west of Yonge Street and Highway 407, File Nos: ZA/SU 18 162178, Ward 1", be received; and,
5. That the Record of the Public Meeting held on June 18th, 2019 with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,
6. That the applications submitted by Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be referred back to staff for a report and a recommendation; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. ADJOURNMENT

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the Development Services Public Meeting adjourn at 9:36 p.m.

Carried



Development Services Public Meeting Minutes

Meeting Number 9

June 24, 2019, 7:00 PM - 10:00 PM

Council Chamber

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Councillor Alan Ho	Councillor Andrew Keyes
Staff	Biju Karumanchery, Director, Planning & Urban Design Rick Cefaratti, Planner II Scott Heaslip, Senior Project Coordinator, Central	David Miller, Manager, West District Laura Gold, Council/Committee Coordinator 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 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT, ANGUS GLEN VILLAGE LTD., 4071 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE, WEST OF KENNEDY ROAD, ZONING BY-LAW

**AMENDMENT AND SITE PLAN CONTROL APPLICATIONS TO
PERMIT 173 TOWNHOUSES ON THE SUBJECT LANDS**

FILE NO. ZA/SPC 18 154612 (WARD 6) (10.5, 10.6)

The Public Meeting this date was to consider an application submitted by Angus Glen Village Ltd., for Zoning By-law Amendment and Site Plan Control Application to permit 173 Townhouses at 4071 and 4289 Major Mackenzie Drive, south side of Major Mackenzie Drive, west of Kennedy Road (File Nos. ZA/SPC 18 154612).

The Committee Clerk advised that 94 notices were mailed on June 4, 2019, and a Public Meeting sign was posted on May 29, 2019. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputation was made on the development proposal:

Sidney Shaw spoke about the importance of building sustainable developments in Markham.

Committee provided the following feedback on the development proposal:

- Requested that the trail go from York Downs to Major Mackenzie (trail should go through the Angus Glen Club rather than on the roads);
- Suggested that staff investigate the possibility of transferring the Angus Glen Golf Club's valley lands to the City;
- Suggested the subdivision should have a small playground;
- Asked if there was enough room in the garage for storage;
- Asked if a location had been dedicated for snow removal;
- Wanted to ensure that the entrance/exit to the subdivision was wide enough to permit residents to make a right turn while people are waiting to turn left;
- Questioned if the woodlot should be included in the parkland dedication;
- Asked that Council be advised of the final plans for the backlotting and on the emergency vehicle and waste management routes once finalized;

- Asked why there was landscaping dividing the main entrance to the subdivision and if there would only be one entrance to the subdivision;
- Inquired about the number of parking spots each unit will have.

In response to Committee inquires, the Applicant advised that the townhomes will have two to four parking spots per unit and that the garages will have room for storage. A location has been dedicated for snow removal, but it is still being reviewed by staff. At this time, York Region is only permitting one entrance from Major Mackenzie to the subdivision, which will have a traffic signal. The landscaping/traffic island at the entrance of the subdivision is to divide in/out coming traffic. This feature was requested by York Region, as a safety feature. The trail being proposed will loop around the subdivision and connect with Markham's trail system. It is currently not being proposed to go through the golf course, as the owner of the golf course has not agreed to this due to liability concerns. The Applicant did not anticipate any changes to the parkland dedication, as it was reviewed with the original application request.

In response to Committee inquires, staff advised that the final staff report for the development proposal will include a trail map/option that considers the request that the trail go through the golf course. Staff are also in the process of reviewing the parkland dedication for the subdivision, and will continue to work with the Applicant on the emergency vehicle and waste management access to the subdivision.

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Jim Jones

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the deputation made by Sidney Shaw at the June 24, 2019 Development Services Public Meeting, regarding the application from Angus Glen Village Ltd., to amend Zoning By-law 177-96, be received; and,**
3. That the report titled "**PRELIMINARY REPORT**, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive East, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612 (Ward 6)" dated June 10, 2019, be received; and,
4. That the Record of the Public Meeting held on June 24, 2019, with respect to the proposed Zoning By-law Amendment and Site Plan Control Applications

to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612 (Ward 6)”, be received; and further,

5. That the applications by Angus Glen Village Ltd., to amend Zoning By-law 177-96, as amended, and for Site Plan Control, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Jim Jones

That site plan endorsement be delegated to staff for the application submitted by Angus Glen Village LTD. at 4289 and 4071 Major Mackenzie Drive East.

Carried

3.2 PRELIMINARY REPORT KINGSBERG WARDEN DEVELOPMENT INC. 3882 HIGHWAY 7 (NORTH SIDE, EAST OF VERCLAIRE GATE) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO PERMIT A 10 STOREY 80 UNIT APARTMENT BUILDING (WARD 3) FILE NO. OP/ZA 18 233310 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Kingsberg Warden Development Inc. for Official Plan and Zoning By-law Amendment to permit a 10 storey 80 unit apartment building at 3882 Highway 7 (north side, east of Warden Avenue) (File Nos. OP/ZA 18 233310).

The Committee Clerk advised that 643 notices were mailed on June 4, 2019, and a Public Meeting sign was posted on June 2, 2019. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on the development proposal:

Clay Leibel provided the following feedback on the development proposal:

- Supported the new design of the building and acknowledged the developer's effort in accommodating resident requests (e.g. enclosing the balconies, and improving the landscaping);
- Supported the building being eight stories, as the height is required to provide geothermal energy;
- Opposed to any easement onto private property.

Timothy Yeung, Chair for The Ellington Park Condominium Board provided the following feedback on the development proposal:

- Signed petition last year strongly opposing the zoning by-law amendment;
- Suggested that the building being proposed does not fit with the streetscape along Highway 7 or with the character of the neighbouring properties;
- Concerned the building will block the sunlight of residents living in the Ellington Park Condominium;
- Concerned that the proposed height of the building will impact the value of his property.

Harry Eaglesham provided the following feedback on the development proposal:

- Asked that the development proposal follow the principles of the Precinct Plan for Highway 7.

Alfred Szeto, provided the following feedback on the development proposal on behalf of residents living on Tembury Drive:

- Concerned about the impact the development proposal will have on residents' privacy;
- Concerned about the shadow the proposed development will create;
- Opposed to the connectivity of the development proposal to Tenbury Drive.

David McBeth provided the following feedback on the development proposal:

- Complimented the developer on the new design of the building;
- Support the building being eight stories in height, but prefer it to be six stories in height;
- Suggested privacy issues may still be an issue, but did not know if this could be resolved;
- Opposed to the connectivity of the development proposal to Tenbury Drive;

- Complimented the developer on the new design of the buildings;
- Suggested that the only outstanding issue is the shadow the building will create.

Carmel Marina provided the following feedback on the development proposal:

- Concerned about the height and density of the development proposal;
- Concerned about the impact the development proposal will have on his property value;
- Did not think the development proposal should be approved.

Committee provided the following feedback on the development proposal:

- Complimented the new design of the condominium;
- Asked why geothermal energy was being proposed over being connected to Markham District Energy;
- Asked if Tenbury Drive was intended to be a Cul-de-sac when originally designed and if there was any benefit to opening up the road to Highway 7;
- Asked if the existing owner of the property was committed to building the development proposal;
- Asked what the building height provisions are for this property;
- Asked about the unit sizes and height of the building;
- Suggested that it is more important to have an eight storey building with a nice design versus a square building that is six stories in height;
- Suggested that the applicant meet with the church to address their concerns;
- Asked if the glass panels on the balconies opened up to provide fresh air.

Staff provided the following responses to Committee and resident inquiries, the Secondary Plan for this area permits a maximum of 3 ½ stories, but the general policy is to permit six stories. An application has been submitted by the Applicant to amend the Official Plan to permit 8 stories. The design of Tenbury Drive supports that the road was intended to be a Cul-de-sac, as the road has a circular end. The City's position is to keep the road closed off, but York Region's position is to open up the road. This position is being challenged by City staff.

In response to Committee and resident inquiries, the Applicant advised that the proposed condominium will be approximately 25.8 metres in height and that the

units will range from 640 square feet to over a 1,000 square feet. The balcony will be enclosed, but the glass panels can be opened to provide fresh air. The Applicant has committed to meeting with the church to discuss their concerns with the development proposal, and was also open to connecting the building to Markham District Energy (if possible). It was confirmed that the property owner is committed to building the proposed development.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Amanda Collucci

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the written submissions by Angela Lamanna, David Finnegan, and Alfred Szeto submitted to the June 24, 2019 Development Services Public Meeting regarding the revised applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7, be received; and,**
3. **That the deputations by Clay Leibel, Timothy Yeung, Harry Eaglesham, Alfred Szeto, David McBeth, and Carmel Marino made at the June 24, 2019 Development Services Public Meeting regarding the revised applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7, be received; and,**
4. That the preliminary report dated December 11, 2018 regarding applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an apartment building at 3882 Highway 7 (north side, east of Warden Avenue), (Ward 3), File No. OP/ZA 18 233310; be received; and,
5. That the record of the Public Meeting held on June 24, 2019 with respect to the applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7; be received; and further,
6. That the applications be referred back to staff for a report and recommendation.

Carried

4. ADJOURNMENT

Moved by Regional Councillor Jack Heath

Seconded by Councillor Amanda Collucci

That the Development Services Public Meeting adjourn at 10:22 PM.

Carried

Heritage Markham Committee Meeting
City of Markham
July 10, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Doug Denby
Evelin Ellison
Anthony Farr
Shan Goel
Councillor Keith Irish
Councillor Reid McAlpine
David Nesbitt
Councillor Karen Rea
Paul Tiefenbach

Regrets

Jennifer Peters-Morales

Staff

Regan Hutcheson, Manager, Heritage Planning
Peter Wokral, Senior Heritage Planner
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There was no declaration of pecuniary interest from any member.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
 - **Committee of Adjustment Variance Application, 284 Main Street North, Markham Village Heritage Conservation District, A/36/19.**
- B) New Business from Committee Members
 - **142 Main Street, Unionville Heritage Conservation District (16/11)**
 - **15 Colborne Street, Thornhill (16/11)**

Heritage Markham recommends:

That the July 10, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the June 12, 2019
Heritage Markham Committee Meeting (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That the minutes of the Heritage Markham Committee meeting held on June 12, 2019 be received and adopted.

CARRIED

**3. New Members
Heritage Markham Committee (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar, Chair invited the new members to introduce themselves to the Committee.

Heritage Markham recommends:

That Heritage Markham Committee welcomes new members Doug Denby, Paul Tiefenbach and Shan Goel to the Committee.

CARRIED

**4. End of Term for Member
Heritage Markham Committee (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That Heritage Markham acknowledges and appreciates the 3½ years of commitment and service provided by Zuzanna Zila to the Heritage Markham Committee.

CARRIED

- 5. Heritage Permit Application,
 16 Peter Street,
 Markham Village Heritage Conservation District,
 Delegated Approvals: Heritage Permits (16.11)
 File Number: HE 19 123208
 Extracts: R. Hutcheson, Manager of Heritage Planning**
-

Heritage Markham recommends:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 6. Building or Sign Permit Application,
 206 Main Street Unionville,
 151 Main Street Unionville,
 27 Main Street North Markham,
 Delegated Approvals: Building Permits & Sign Permits (16.11)
 File Numbers: 18 258689 005 CP
 19 120840 SP
 19 121271 SP
 Extracts: R. Hutcheson, Manager of Heritage Planning**
-

Heritage Markham recommends:

That Heritage Markham receive the information on building permits and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**7. Community Heritage Ontario,
 Board of Directors – New Director: Regan Hutcheson (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Evelin Ellison suggested that the recommendation should also congratulate Regan on his election to the Board of Directors for Community Heritage Ontario. Committee members unanimously supported the suggestion.

Heritage Markham recommends:

That Heritage Markham Committee supports, acknowledges and congratulates Regan Hutcheson on his election to the Board of Directors for Community Heritage Ontario as a representative of the Heritage Markham Committee.

CARRIED

**8. Committee of Adjustment Variance Application,
 3693 Elgin Mills Road East,
 New Detached Garage (16.11)**

File Number: A/57/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 J. Leung, Secretary-Treasurer, Committee of Adjustment

Heritage Markham recommends:

That Heritage Markham has no comment on the requested variance relating to the proposed construction of a new garage at 3693 Elgin Mills Road from a heritage perspective; and

That Heritage Markham has no objection to the demolition of the existing frame garage.

CARRIED

9. Correspondence – July 2019 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That the following correspondence be received as information:

- a) Berczy Settlers Gazette – Summer 2019
 Selected pages – barn article, Eckardt Log House article

CARRIED

**10. Site Plan Control Application,
 Proposed New Dwelling,
 11 Princess Street,
 Markham Village Heritage Conservation District (16.11)**
 File Number: SPC 19 122591
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

The Manager of Heritage Planning reviewed the site plan control application for a proposed new two storey dwelling with a gross floor area of 333.5 m² (3,590 ft²) that will replace the 1950s bungalow currently on the property at 11 Princess Street in the Markham Village Heritage Conservation District. A Minor Variance Application submitted by the owner, which was approved by the Committee of Adjustment, was previously submitted to Heritage Markham for consideration. At its June 26, 2019 meeting, the Committee of Adjustment requested the applicant to explore the possibility of reducing the wall height, however, the height variance for the overall building height was approved.

The Manager of Heritage Planning advised that Heritage Markham Committee considered this development proposal at its June 12, 2019 meeting, and recommended that the Committee had no comment on the requested variances from a heritage perspective, subject to the owner obtaining site plan endorsement for the new dwelling. Heritage Markham Committee further recommended that the number of steps leading up to the front door be reduced, in effect reducing the above grade ground floor height of the proposed new dwelling.

Heritage staff stated that Princess Street does not contain any buildings of cultural heritage value or interest. The street is a mix of modestly-scaled older dwellings dating from the late 1940s to 1960s, intermixed with larger, more recent Type C two storey dwellings. The proposed 3,590 square foot house is smaller in gross floor area than recent projects at 23 Princess Street (4,701 square feet) and 27 Princess Street (5,100 square feet).

No significant tree preservation or lot grading/servicing issues have been identified during the application circulation process. Referring back to Heritage Markham Committee's comments from the June 12, 2019 meeting concerning the height of the main floor above grade and the number of steps leading up to the front door, staff recommend that the applicant should find a solution to reduce the overall building height of the proposed new dwelling above grade.

Ms. Elizabeth Brown, a resident of Lincoln Green Drive, and a member of the Markham Village Sherwood Conservation Residents Association addressed the Committee expressing concerns with respect to the protection of the trees within the subject property and surrounding properties.

Mr. Russ Gregory, representative for the applicant addressed the Committee in support of the minor variances that were approved by the Committee of Adjustment at its June 2019 meeting. He stated that there are no trees in the property that were of significant heritage value.

Responding to a comment from a Committee member, the Manager of Heritage Planning advised that a landscape plan is not required from a heritage perspective.

The Committee suggested that a tree protection plan be put in place to protect all the significant trees on the subject property and the neighboring properties.

Heritage Markham recommends:

That Heritage Markham generally supports the design for the proposed new dwelling at 11 Princess Street subject to the applicant revising the design as follows:

- Finishing materials to be indicated on the elevations;
- Stone is to be used only for a foundation facing or skirt to the extent shown on the elevations as submitted;
- Brick in a traditional local brick colour and Ontario size to be used, not a stucco finish;
- Windows treatment on any elevation visible from the street be changed from multi-paned casements to single hung windows with a simple 6 over 1 or 2 over 2 glazing pattern, with externally-adhered muntin bars, and that the framing around the window openings be removed and replaced with radiating brick arches to bring the window detail in line with traditional window treatments found on heritage buildings in the Markham Village Heritage Conservation District;
- The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door; and,

That a tree protection plan be put in place to protect all significant trees on the subject property and the neighbors' properties closer to the property line, and if necessary such significant trees be hand dug to protect their root systems; and,

That final review of the Site Plan Control Application be delegated to staff provided the applicant addresses all of the above recommended design revisions.

CARRIED

**11. Site Plan Control Application,
 Proposed Detached 2-Car Garage and Poolside Washroom,
 30 Colborne Street,
 Thornhill Heritage Conservation District (16.11)**

File Number: SPC 19 115724

Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

The Manager of Heritage Planning reviewed the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom at 30 Colborne Street in the Thornhill Heritage Conservation District. He advised that the proposed garage complies with the By-law in terms of setbacks, gross floor area and height, and the design is similar to the old garage on the property. The application has recently been revised to include a poolside washroom, consisting of a small structure with a footprint of approximately 8 ft by 12 ft.

The Manager of Heritage Planning advised that Heritage Markham reviewed the original submission of the Site Plan Control Application for a detached, 2-car garage in April of this year. At that time, there were no plans for a pool cabana in the rear yard. Subsequent to Heritage Markham's April 10, 2019 meeting, the applicant advised their intention to add a pool cabana containing a washroom next to the in-ground swimming pool. This change required the re-submission of plans to the City and to the Heritage Markham Committee. The revised application is now in the process of being circulated to City staff for review and comment through the ePlan process. A revised arborist's report and a revised grading/servicing plan have been submitted in support of the site plan control application. No significant issues have been identified by City staff. He further advised that Heritage staff believe that the addition of a small accessory structure to contain a poolside washroom has no impact on the street view of the property and represents a minor change from the original development concept.

Councilor Keith Irish expressed concerns with respect to the close proximity of the garage to the property line and suggested relocating the garage a further 2 feet away from the property line to protect the tree that is in front of the garage. Mr. David Johnston, the Architect for the applicant advised that the location of the garage complies with the zoning by-law and sees no issues with its proposed location. He further advised that Heritage Markham had no objection to the proposed detached garage from a heritage perspective. The current application is for consideration of a poolside cabana and washroom.

A member expressed concerns with respect to the construction works within the tree protection zone specifically related to the plumbing and allied works. A member also showed photographs at the meeting of the rear yard (tree protection zone) area that had been taken from an adjacent property. It was suggested that the City's arborist inspect and certify that no damage has occurred to the root systems of the existing trees in the property.

Committee suggested that this matter be referred to the Architectural Review Sub-committee for a detailed review and the matter be brought back to Heritage Markham Committee if any variances are required.

Heritage Markham recommends:

That Heritage Markham refer the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom in the side yard of the existing dwelling located at 30 Colborne Street in the Thornhill Heritage Conservation District to the Architectural Review Sub-Committee for a detailed review and authority to approve a recommendation on behalf of Heritage Markham; and,

That this matter be brought back to Heritage Markham Committee if any variances are required.

CARRIED

**12. Site Plan Control Application,
 Proposed Front Porch,
 48 Washington Street,
 Markham Village Heritage Conservation District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

The Senior Heritage Planner reviewed a Site Plan Control Application to remove the existing front porch (c. 1920s) and construct a new 5.4 m² (58 ft²) front porch designed to be more complementary to the Gothic Revival architectural style of the building on the property located at 48 Washington Street in the Markham Village Heritage Conservation District. He advised that in 2017, the owner obtained approval for a Commercial Façade Improvement Grant in the amount \$10,452.50 for a new porch provided that the owner enter into a Heritage Conservation Easement Agreement with the City (required for all grants in excess of \$5,000.00) and provided that the owner removes all existing inappropriate signage which was grandfathered because it was installed prior to the implementation of the City's Sign By-law.

Heritage Markham recommends:

That Heritage Markham has no objection to the design of the proposed replacement front porch for 48 Washington Street, provided that the owner enters into a Heritage Conservation Easement Agreement with the City for any grant in excess of \$5,000.000

and provided that all existing inappropriate grandfathered signage is removed from the building; and,

That Heritage Markham has no objection to any variance that may be required to introduce the new porch and as per the City's fee by-law for Committee of Adjustment applications affecting heritage properties, there be no fee as this would be implementing a historic condition or feature; and,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colours etc.

CARRIED

**13. Studies/Projects,
 Heritage Markham Awards of Excellence,
 Program – Proposed Event for 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning reviewed the potential Heritage Markham Awards of Excellence program for 2019. He advised that Heritage Markham Committee has traditionally held the Awards of Excellence ceremony on an annual or bi-annual basis. At the last Awards of Excellence event held in December 2017, 32 projects/individuals were celebrated at an event held in the Canada Room of the Civic Centre. He further advised that Heritage Markham Committee at its meeting on November 14, 2018 formed an Awards of Excellence subcommittee to oversee and assist staff with the proposed event. At that time, a date had not yet been chosen for the award ceremony, and the subcommittee has not yet had a meeting. Only 11 (eleven) nominations have been received for consideration as award recipients for the 2019 Heritage Markham Awards of Excellence.

Considering the very small number of nominations and the extent of work and staff time involved in planning and organizing the event, the Manager of Heritage Planning suggested that Heritage Markham Committee consider postponing the event until the fall of 2020. This would provide further opportunity for Committee members to submit nominations for consideration as potential recipients.

Heritage Markham recommends:

That the Heritage Markham Awards of Excellence event be postponed until the fall of 2020

CARRIED

**14. Committee of Adjustment Variance Application,
 284 Main Street North,
 Markham Village Heritage Conservation District
 Permission to legalize existing secondary residential unit in accessory
 building/garage at the rear of the property (16.11)**

File Number: A/36/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 J. Leung, Secretary-Treasurer, Committee of Adjustment

Heritage Markham Committee reviewed a Committee of Adjustment Variance Application seeking permission to legalize an existing secondary residential unit located in the accessory building/garage at the rear of the property located at 284 Main Street North in the Markham Village Heritage Conservation District. Heritage staff believe there is no proposed change to the physical appearance of the existing building or impact to the heritage character of the Markham Village Heritage Conservation District.

Heritage Markham recommends:

That Heritage Markham has no comments regarding the application to legalize the existing second residential unit in the rear yard accessory building/garage at 284 Main Street North, Markham Village.

CARRIED

**15. New Business
 142 Main Street
 Unionville Heritage Conservation District (16/11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Doug Denby sought clarification with respect to the ownership of the property located south of 142 Main Street, and whether the property owners were made aware of the proposed works to be carried out on this property. Councillor Reid McAlpine volunteered to provide the required clarifications.

Prior to Doug Denby's appointment to the Heritage Markham Committee, at its June 12, 2019 meeting, Heritage Markham Committee considered and recommended support to the Heritage Permit Application for the alterations to the municipal laneway south of 142 Main Street.

16. New Business

15 Colborne Street,

Thornhill Heritage Conservation District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

A Committee member suggested that the property situated at 15 Colborne Street in the Thornhill Heritage Conservation District be considered for designation under Part IV of the Ontario Heritage Act in order to provide greater protection for additions to the original building.

Heritage Markham recommends:

That staff be requested to prepare a report for the August Heritage Markham Committee meeting exploring the merits of designating the property at 15 Colborne Street under Part IV of the Ontario Heritage Act.

CARRIED

17. New Business

Membership of the Heritage Markham

Awards of Excellence Subcommittee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar, Chair suggested that Heritage Markham Committee consider reviewing the membership of the Heritage Markham Awards of Excellence Subcommittee, as one of the two current members of the Subcommittee will not be available for a considerable period of time due to personal family reasons. Committee members were of the opinion that since the Heritage Markham Awards of Excellence event has been postponed to the fall of 2020, this matter could be considered at a future Heritage Markham Committee meeting.

Heritage Markham recommends:

That consideration of this matter relating to the review of the membership of the Heritage Markham Awards of Excellence Subcommittee be deferred to a future Heritage Markham Committee meeting.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 9:01 PM.

Heritage Markham Committee Meeting
City of Markham
August 14, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Ken Davis
Doug Denby
Evelin Ellison
Shan Goel
Councillor Keith Irish
Councillor Karen Rea
Paul Tiefenbach

Regrets

Maria Cerone
Anthony Farr
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales
Peter Wokral, Senior Heritage Planner

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest by any members

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members
 - **Sub-committees of the Heritage Markham Committee (16.11)**
 - **Administrative matters (16.11)**

Recommendation:

That the August 14, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the July 10, 2019
 Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 10, 2019 be received and adopted.

CARRIED

**3. Heritage Permit Application, HE 19120827
 Stone Selection for Civic Square Landscaping,
 98 Main Street North,
 Markham Village Heritage Conservation District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Plant, Senior Manager, Parks, Horticulture and Forestry

The Senior Heritage Planner reviewed the heritage permit application for stone selection for the Civic Square landscaping at 98 Main Street North in the Markham Village Heritage Conservation District. The City's Operations Department has applied for a Heritage Permit to rebuild the planter boxes in Armourstone, replace the coniferous tree used for the annual Christmas Tree lighting, and reconfigure the space to enhance the civic square/gathering space.

The Senior Heritage Planner advised that Heritage Markham Committee reviewed this project at its June 12, 2019 meeting and recommended that the stone treatment for the proposed planter boxes match the stone used in the existing entry feature walls within the Markham Village Heritage Conservation District. The objective was to support a consistent design treatment throughout the District. He further advised that City Operations staff have looked into stone options and have concluded that the type of stone used in the entry walls is not available in the size and shape needed for the technical requirements of the planter boxes. As well, as this is private property, the use of the proposed stone will allow it to be more easily removed if needed in the future.

Mr. David Plant, Senior Manager, Parks, Horticulture and Forestry was in attendance at the meeting and presented a proposed alternative which is supplied by Kawartha Rock Quarry. The stone more closely matches the other walls in the village and is less rugged in nature with tighter joints. A photo was displayed.

Recommendation:

That Heritage Markham receive the presentation by David Plant, Senior Manager, Parks, Horticulture and Forestry Division and supports the proposed alternative stone for the planter boxes at the southwest corner of Robinson Street and Main Street North.

CARRIED

- 4. Site Plan Control Application SC 18 235037,
 Requested Changes to Approved Design,
 16 Church Street,
 Markham Village Heritage Conservation District (16.11)**
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner
-

The Senior Heritage Planner reviewed the site plan control application and requested changes to the approved design of a one storey single detached heritage dwelling constructed in 1860 and additions made in 2018.

The Senior Heritage Planner advised that a site plan control application was approved in October 2018 to construct a 203.34m² (2,188.8 ft²), two storey addition, with an attached two-car garage to the rear of the existing heritage dwelling. He further advised that the overall project included the exterior restoration of the heritage building. The project is now at its final stage of completion, and the owner has requested the refund of the associated financial security deposit. Staff has not yet released the financial security pending the resolution of two outstanding matters: non-functioning chimneys and pot lights in the soffits.

The Senior Heritage Planner advised that the applicant has installed a heating stove in the heritage portion of the dwelling, with a metal chimney located on the rear roof slope. In the approved elevations, there was supposed to be two non-functional brick chimneys, one on the east side and one on the west side of the heritage building. Prior to the restoration work, there was an old chimney on the west side of the building, which was removed during the extensive reconstructive work. He further advised that the applicant suggested that the metal stove chimney be encased in a replica brick chimney rather than having the two non-functioning chimneys. At this point in time, the majority of the restoration work has been completed as per the approved plans; however, the applicant is now requesting that the brick cladding of the metal chimney not be done as he is of the opinion that it is not necessary for the heritage aspect of the dwelling. In addition to the chimney question, pot lights were installed in the soffits of the dwelling, which are not permitted by the terms of the Site Plan Agreement. The applicant has stated that the pot lights will not be used.

The Senior Heritage Planner advised that the brick chimney is a minor detail, but one that adds a sense of completeness to a restoration project. Staff recommends that the pot lights, which are explicitly prohibited by the Site Plan Agreement, be removed from the soffits of the dwelling.

Mr. Russ Gregory addressed the Heritage Markham Committee on behalf of his wife who is the owner of the property and used photographs to illustrate the existing restored building. He advised the Committee that he installed the pot lights under the soffits for security reasons considering the dwelling is located in a very busy corner and he did not want the property to be in darkness the night hours. Mr. Gregory sought approval from the Heritage Markham Committee to permit the house to remain without chimneys and with the pot lights, taking into account the time, effort and finances that were spent on the reconstruction work on the dwelling.

Responding to a question from a Committee member, Mr. Gregory advised that he has used LED bulbs in the pot lights. A Committee member suggested that the LED bulbs should be removed as they are not considered to be heritage. A Committee member suggested disconnecting the lights rather than removing them. A Committee member advised that allowing Mr. Gregory to keep the pot lights would be setting a precedent. The Committee was of the opinion that the proposed non-functioning chimneys were not needed and that the pot lights be removed as they were not permitted under the terms of the Approved Site Plan Agreement.

Recommendation:

That removal of the requirement for the proposed non-functioning chimneys is supported;
and

That the applicant remove the pot lights from the soffits of the dwelling as they were explicitly prohibited by the terms of the Approved Site Plan Agreement.

CARRIED

**5. Site Plan Control Application SPC 19 122591,
 Revised Elevations for New Dwelling,
 11 Princess Street,
 Markham Village Heritage Conservation District (16.11)**
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

The Senior Heritage Planner reviewed a site plan control application for revised elevations for a new dwelling at 11 Princess Street in the Markham Village Heritage Conservation District. He advised that this application was considered by the Heritage Markham Committee in July 2019, when the Committee made a series of recommendations. He further advised that the applicant has addressed all but one of the Heritage Markham Committee's recommendations, and the reason this application is now before the Committee is to address the issue of reducing the height of the ground floor above grade in order to reduce the number of steps leading up to the front door of the proposed dwelling.

Mr. Russ Gregory advised the Committee that the ground floor of the proposed dwelling is actually lower than the existing house as it stands. He was surprised that this application had to be brought back to the Heritage Markham Committee for another approval, after it was considered at the July meeting.

Responding to a question from a Committee member, the Senior Heritage Planner advised that one of the Heritage Markham Committee's recommendations from its July meeting clearly states that:

- "The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door;"

The Committee suggested that Mr. Gregory explore the possibility of using shallower steps with a deeper tread.

Recommendation:

That Heritage Markham supports the revised elevations for the proposed new dwelling at 11 Princess Street with respect to exterior materials and window design; and

That Heritage Markham requested that the applicant provide an explanation as to why it is not possible to lower the height of the ground floor above grade as was recommended at the July 10, 2019 meeting; and

That final review of the Site Plan Control Application be delegated to staff now that the applicant has addressed the ground floor height question to the satisfaction of Heritage Markham.

CARRIED

- 6. Heritage Permit Applications,
 21 Colborne Street, Thornhill HCD,
 9064 Woodbine Avenue, Buttonville HCD,
 11 Pavilion Street, Unionville HCD,
 117 Main Street, Unionville HCD,
 15 Library Lane, Unionville HCD,
 Delegated Approvals: Heritage Permits (16.11)**
 File Numbers: HE 19 128431
 HE 19 127909
 HE 19 124693
 HE 19 127217
 HE 19 130395
 Extracts: R. Hutcheson, Manager of Heritage Planning
-

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 7. Building, Demolition or Sign Permit Applications,
 32 John Street, Thornhill HCD,
 16 George Street, Markham Village HCD,
 16 George Street, Markham Village HCD,
 6040 Highway 7, Markham Village HCD,
 Delegated Approvals: Building, Demolition or Sign Permits (16.11)**
 File Numbers: 19 124514 HP
 19 129335 HP
 19 129338 DP
 19 129830 SP
 Extracts: R. Hutcheson, Manager of Heritage Planning
-

Recommendation:

That Heritage Markham receive the information on building permits, demolition permits and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**8. Site Plan Control Application SPC 19 115724,
 30 Colborne Street, Thornhill Heritage Conservation District,
 Detached Garage and Poolside Washroom Cabana (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Manager

Recommendation:

That the meeting notes and recommendations from the Architectural Review Sub-Committee be received as information.

CARRIED

**9. Committee of Adjustment Variance Application,
 284 Main Street North,
 Reduced Setback of Existing Driveway from the Property Line,
 Markham Village Heritage Conservation District (16.11)**

File Number: A/36/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Heritage Planner
 J. Leung, Secretary-Treasurer, Committee of Adjustment

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

CARRIED

10. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a) Mayor's Review – July 2019 – Park naming for Tony Murphy and William Cantley and McCowan Freeman.
- b) Mayor's Review – July 2019 – Markham 225 and Aboriginal Acknowledgement.
- c) Architectural Conservancy of Ontario Newsletter (sent by email).

CARRIED

**11. Other Subject,
 Potential Changes to Statement of Significance,
 15 Colborne Street,
 Thornhill Heritage Conservation District,
 Robert Jarrot House (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed a request from the July 10, 2019 Heritage Markham Committee meeting to explore the merits and process for designating the property at 15 Colborne Street in the Thornhill Heritage Conservation District under Part IV of the *Ontario Heritage Act* in order to protect the additions to the original dwelling. He advised that when the Thornhill Heritage Conservation District was updated in 2007, the District Building Inventory was also updated to include a Statement of Significance for each property of cultural heritage value or interest. The Statements of Significance listed exterior architectural features that embody the cultural heritage value.

The Senior Heritage Planner advised that the approach at the time was to only list features relating to the oldest, historic portions of each heritage building, and rarely included additions. In some cases, the additions to the heritage buildings have value when they are especially compatible with the original building in terms of scale, materials, details and form. He further advised that the 1958 addition to 30 Colborne Street is an example of an addition that could have been considered in the Statement of Significance for architectural and historical reasons. That addition was lost due, in part, to it not being identified as a character-defining feature. In the case of 15 Colborne Street, the c.1910 rear addition to the 1853 building is included in the Statement of Significance, but the one storey west side addition designed by the noted local architect B. Napier Simpson in 1963 is not listed among the character-defining features.

The Senior Heritage Planner advised that although the Heritage Markham Committee suggested that the property, already protected by Part V designation under the *Ontario Heritage Act*, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Significance contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value. The one storey west side addition is a simple gable-roofed structure built in the 1960s, sympathetic in scale with the 1853 dwelling. It was altered in 1975 with a small gable-roofed extension at its front west end. Cultural heritage value, in the opinion of staff is limited to its association with B. Napier Simpson. He further advised that if the property owner and Heritage Markham Committee support the amendment to the Statement of Significance, staff will need to prepare a report to the Development Services Committee to initiate the amendment process.

Ms. Diane Berwick, the property owner addressed the Heritage Markham Committee and expressed her full support to the efforts of the Committee to continue the process to further protect the heritage aspects of the property situated at 15 Colborne Street.

Recommendation:

That Staff continue the process to further protect the heritage attributes of the Robert Jarrot House situated at 15 Colborne Street in the Thornhill Heritage Conservation District.

CARRIED

**12. Doors Open Markham 2019,
 Update on Event – September 7, 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 E. Girard, Communications Advisor
 G. Duncan, Project Manager

The Senior Heritage Planner provided an update on the Doors Open Markham 2019 event scheduled to be held on Saturday, September 7, 2019 from 10 a.m. to 4 p.m. He advised that since 2003 the City of Markham has held Doors Open events, similar to such events held all over the province of Ontario. He advised that this is an opportunity for the public to explore the buildings that tell the city's stories. Doors Open Markham is a free day long community-wide celebration that provides the public with unique access to 24+ exciting venues. Each site will be providing unique experiences and engaging activities for the whole family. He further advised that this is an opportunity to learn about Markham, its rich history, and the process through which it has developed into a blossoming diverse community by visiting the various sites of interest, taking part in tours, demonstrations, and presentations that demonstrate the City's civic motto: *Leading while Remembering*.

The Senior Heritage Planner advised that the Doors Open Markham Committee is appointed by Council. Event brochures were distributed to Heritage Markham Committee members with a request to publicize the event to friends and family.

Responding to a question from a Committee member, the Senior Heritage Planner advised that due to availability of sufficient volunteers for the event, it was changed to a one-day event a number of years ago. He further advised that any Heritage Markham Committee members who would like to volunteer for the event should contact him for further details and information about the event.

The Senior Heritage Planner advised that credit should be given to the very talented Corporate Communications team for designing and preparing the Doors Open Markham event brochure.

Recommendation:

That Heritage Markham receive the update on Doors Open Markham 2019 as information;
 and

That Heritage Markham congratulates all staff for their efforts in organizing the Doors
 Open Markham event.

CARRIED

13. New Business

Administrative matters (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Responding to a question from a Committee member about the time taken for considering applications by the Heritage Markham Committee, the Senior Heritage Planner advised that each application should be considered on a case-by-case basis.

The Senior Heritage Planner advised that there is a combination of elements involved in the delay of application processing times due to staff requests and Heritage Markham recommendations, as well as applicants desires to amend their applications or not providing all the required information at the initial stage. Staff make every effort to expedite the application process, but ultimately the processing can only be completed if all required information is provided by the applicants in time.

14. New Business

Sub-committees of the Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Responding to a question from a Committee member, the Manager of Heritage Planning advised that there are 3 Sub-committees of the Heritage Markham Committee:

1. **Architectural Review Sub-committee:** any Heritage Markham Committee member can attend an Architectural Review Sub-committee meeting to review and/or comment on applications that are referred to the Sub-committee by the Heritage Markham Committee. Usually, the suggested recommendations of the Sub-committee return to the full committee for consideration. If time is of the essence, the Heritage Markham Committee can delegate its review authority to the Sub-committee to make decisions and recommendations. In these special cases, the decisions are placed on the next Heritage Markham agenda for information. When an Architectural Review Sub-committee meeting is convened, the Senior Heritage Planner emails all Committee members informing them of the meeting. There is no formal quorum requirement for the Architectural Review Sub-committee meetings (although staff try to achieve at least 3 members) and the Heritage Markham chair or vice-chair usually manage the meeting.

2. **Building Evaluation Sub-committee:** this Sub-committee, consisting of two staff members and two members of the Heritage Markham Committee, evaluates the heritage aspects of a building. The Senior Heritage Planner coordinates meetings of this Sub-committee. Membership of the Building Evaluation Sub-committee is decided usually at the beginning of each calendar year.
3. **Heritage Markham Awards of Excellence Sub-committee:** currently consisting of two members of the Heritage Markham Committee which helps organize the awards ceremony. At its July meeting, the Heritage Markham Committee decided to have the next Heritage Markham Awards of Excellence event in 2020, as a result of which the membership of this Sub-committee will be reviewed in 2020.

The Heritage Markham Committee agreed that each Member of Council on the Heritage Markham Committee should attend meetings of the Architectural Review Sub-committee that will be considering applications within their individual Wards.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:13 PM.



Report to: Development Services Committee

Report Date: September 9, 2019

SUBJECT: PRELIMINARY REPORT
 OP Trust Office Inc.
 Application for Zoning By-law Amendment to permit a
 phased campus-style business park development at 101
 McNabb St. (Ward 8)

File No. ZA 17 151261

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
 Senior Planner, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Interim Manager, Central District

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, OP Trust Office Inc., Application for Zoning By-law Amendment to permit a phased campus-style business park development at 101 McNabb St. (Ward 8), File No. ZA 17 151261” be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the Zoning By-law Amendment application (the “proposal”). This report contains general information on the applicable Official Plan policies and the identified issues. This report should not be taken as Staff’s opinion or recommendation on the application.

Application deemed complete

Staff deemed the application complete on November 15, 2017. Since then, the Applicant met with City and Regional staff on a number of occasions to address the matters identified during the initial circulation of the proposal, specifically, Staff’s requirement for the extension of the public road network through the subject lands as it redevelops over time.

Next Steps:

- Scheduling the Statutory Public Meeting,
- Drafting the Recommendation Report for consideration at a future Development Services Committee; and, if approved,
- Enacting the Zoning By-law Amendment.

BACKGROUND:**Subject Lands and Area Context**

The 11.77 ha (29.08 ac) subject lands have frontage along Warden Avenue, McNabb Street and Denison Street (Figures 1 & 3). An existing three-storey, 31,100 m² (334,769 ft²), office building with ancillary surface parking spaces accessed by three existing driveways (primary access at McNabb Street and secondary accesses at Warden Avenue and Denison Street), currently occupies the subject lands (Figure 3). Figure 2 shows the surrounding land uses.

Provincial Policy Conformity

In consideration of a development application, staff assess the consistency with the Provincial Policy Statement, 2014, (“PPS”) and conformity with the Growth Plan for the Greater Golden Horseshoe, 2017, (the “Growth Plan”). The proposal is consistent with the PPS and Growth Plan as it contributes to the City’s economic development by providing an appropriate mix and range of employment uses that support a diversified economic base.

Official Plan and Zoning2014 Official Plan

The subject lands are designated “Business Park Employment” in the 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018). This designation permits, in part, office, manufacturing, processing and warehousing uses with no accessory outdoor storage, and hotels. The designation also permits ancillary uses (such as retail, service, restaurant, and sports and fitness recreation uses) and discretionary uses (such as banquet hall and/or night club, community college or university and day care centre) all subject to certain criteria and the review of a site-specific development application for zoning approval.

Zoning By-law 108-81, as amended (the “Zoning By-law”)

The subject lands are zoned “Select Industrial and Limited Commercial” [M.C.(40%)] by By-law 108-81, as amended, which permits a range of industrial and limited commercial uses, including banks and financial institutions, professional and business offices, commercial schools, hotels and motels.

The Applicant proposes to rezone the subject lands from “Select Industrial and Limited Commercial” in By-law 108-81, as amended, to “Business Park” (BP) in By-law 177-96, as amended, to permit a phased campus-style business park. The Applicant proposes to add additional permitted uses in accordance with the ancillary and discretionary uses of the “Business Park Employment” designation of the 2014 Official Plan, which includes the following, all in accordance with the policies of the “Business Park Employment” designation:

- colleges,
- universities,
- child care centres,

-
- commercial schools,
 - commercial fitness centers; and,
 - night clubs.

The Applicant also proposes amendments to certain development standards including, but not limited to, setbacks and parking standards to facilitate the proposal.

The Applicant proposes a two-phase campus-style business park development

The Applicant proposes a campus-style business park in two phases, as described below:

Phase 1 (Figure 4)

The introduction of the following two new office buildings on the subject lands (Figure 4):

- a) Building A1 – consisting of seven-storeys and a gross floor area (“GFA”) of 16,240 m² (174,812 ft²), located at the southwest corner of the subject lands, at the intersection of Warden Avenue and an existing access driveway (proposed future Public Street B); and,
- b) Building B1 – consisting of seven-storeys and a GFA of 17,360 m² (186,868 ft²), located at the northeast corner of the subject lands, at the intersection of McNabb Street and an existing access driveway (proposed future Public Street A).

The proposed office buildings are in addition to the existing office building. The proposal would allow the opportunity for the on-site expansion for the tenants in the existing office building or the introduction of new tenants on the subject lands. The Applicant anticipates the final Phase 1 build out within the next five years.

To service the proposal, 1,618 parking spaces are required; whereas, 1,515 are provided (a deficiency of 103 parking spaces) and accommodated within the existing surface parking area. As part of the proposal, the Applicant seeks to reduce the parking standard for business and professional office uses from 1 per 30 m² of net floor area to 1 per 33 m² of net floor area, subject to the final review of the parking supply study by Transportation Planning Staff.

Final Build Out (Figure 5)

At final build out, the proposed concept plan envisions ten standalone buildings with heights ranging from five to seven-storeys, serviced with four above grade parking structures with a range of heights from three to five-storeys, and the eventual demolition of the existing office building (Figure 5). The ten standalone buildings propose a combined GFA of 133,930 m² (1,441,658 ft²) and frame a new internal public and private road network that would connect the subject lands to the surrounding area. The proposed final build out concept plan also contemplates open spaces, parkettes and pedestrian pathways throughout the subject lands.

The final built out remains conceptual and staff note that though the Applicant intends for it to evolve generally in line with the proposed concept plan, the exact design and building layout would depend on the future tenant needs, market conditions, and/or future decisions by the Applicant.

The proposed final road network (Figure 5) consists of the following:

- a) Public Streets:
 - i) two east-west roads (Public Street B and Public Street C),
 - ii) two north-south roads (Public Street A and Public Street D).
- b) Private Streets:
 - i) private street connecting Public Street B to Denison Street,
 - ii) private street connecting Public Street C to Warden Avenue.

Through the final road network, the Applicant intends to create additional connectivity to the surrounding existing road network. The exact alignment and timing of the final road network would be based on development phasing. Although depicted on Figure 5, staff note that the easterly extension of Public Street C and Public Street D are located partially outside of the Applicant's lands.

The Applicant proposes 3,351 parking spaces as part of the final build out, which are intended to be accommodated through a mix of at-grade parking areas and below-grade and above-grade parking structures. The total required number of parking spaces for the final build out would depend ultimately on the range of uses and would require continual review as part of the phased development of the subject lands, to the satisfaction of the City. The Applicant anticipates the final build out within the next fifteen years or more.

The proposed Zoning By-law Amendment will likely incorporate the use of holding provisions

If approved, the proposed Zoning By-law Amendment will likely incorporate the use of holding provisions over all areas of the subject lands with the exception of the proposed two office buildings in Phase 1 (Buildings A1 & B1). The proposed holding provisions will require the Applicant to satisfy certain conditions, including but not limited to, the submission of technical studies and, if required, entering into agreements, so that staff can evaluate the potential impacts and infrastructure requirements for the future development phases on the subject lands. The holding provisions will be lifted by Council in the future once the Applicant has satisfied the required conditions.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, among others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Development Services Committee:

- Staff are reviewing the Planning Rationale and draft Zoning By-law Amendment prepared by Urban Strategies Inc. and submitted with the application.
- York Region has jurisdiction over Warden Avenue. The Applicant will be required to address the Region's requirements.
- The merits of the proposed parking rate reduction for business and professional office uses are currently under review by Transportation Planning staff.
- Review of all technical studies submitted in support of the proposal, including but not limited to, a Tree Inventory and Preservation Plan, Comprehensive Block Plan, Functional Servicing Report and Transportation Impact Study, are currently on-going as part of the application review.
- Site plan matters including but not limited to: building placement, built form, building setbacks, access, parking, etc., are under review by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Phase 1 - Conceptual Site Plan

Figure 5: Full Build Out - Conceptual Site Plan

Report to: Development Services Committee

Report Date: September 9, 2019

Page 6

AGENT:

Cyndi Rottenberg-Walker/Anna Iannucci

Urban Strategies Inc.

197 Spadina Avenue, Suite 600

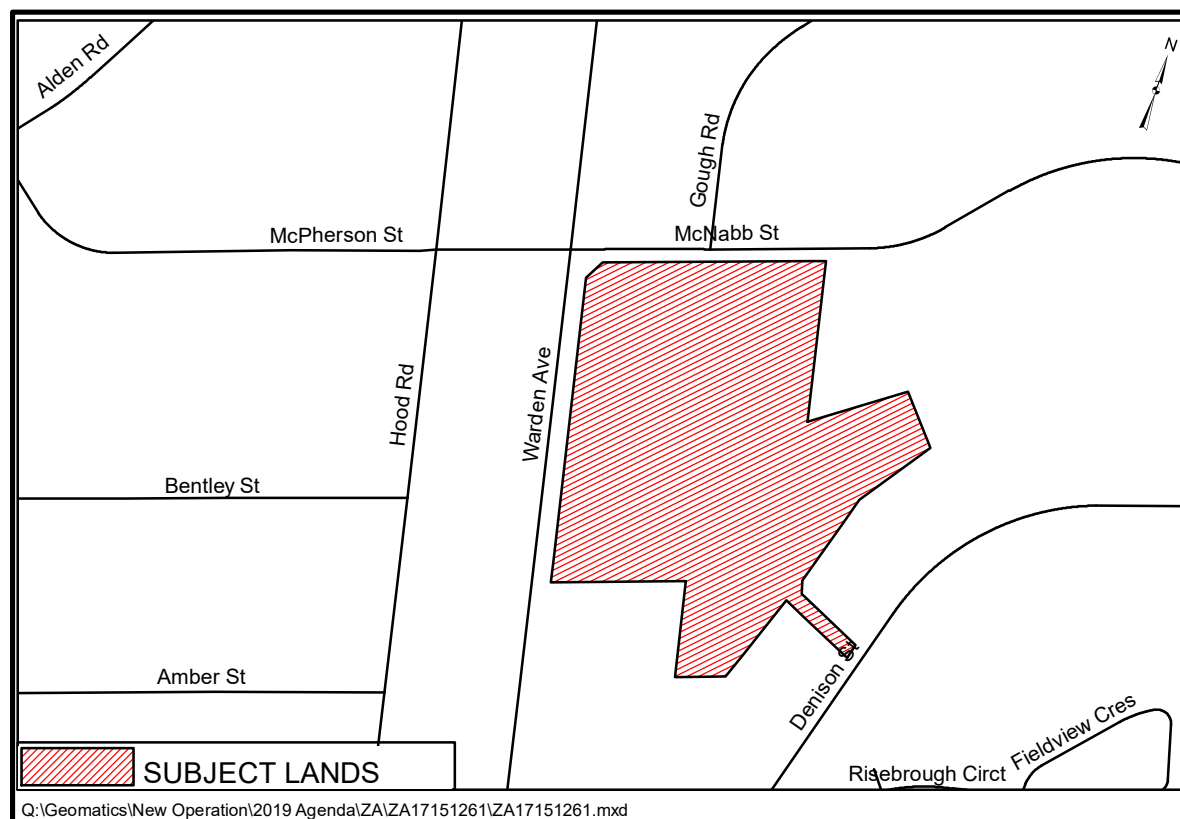
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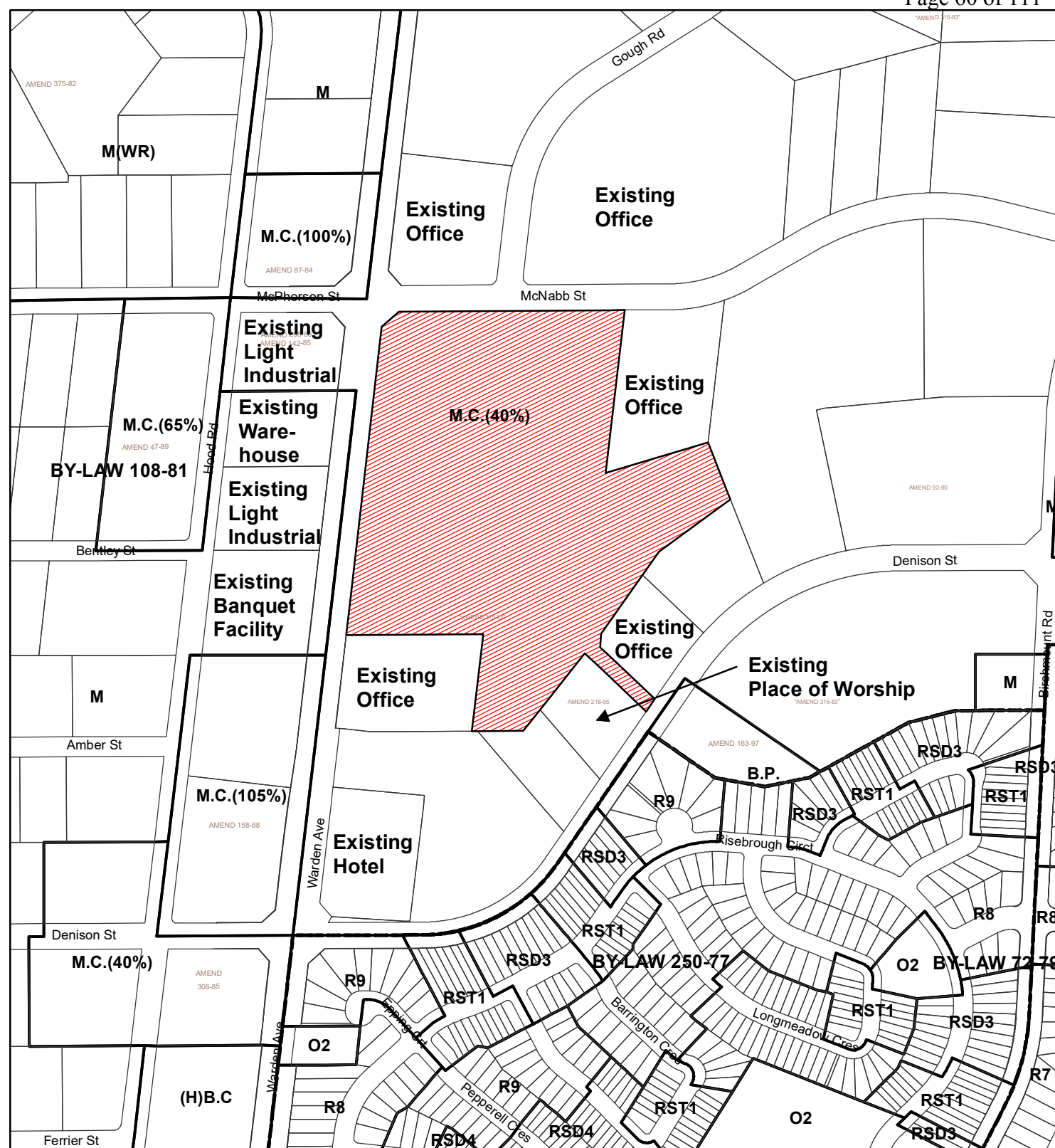
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Tel: (416) 340-9004

Fax: (416) 340-8400

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AREA CONTEXT/ ZONING

APPLICANT: OP Trust Office Inc.
101 McNabb Street

FILE No. ZA 17151261 (SB)

 SUBJECT LANDS

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Date: 07/08/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SB

FIGURE No. 2



AERIAL PHOTO (2018)

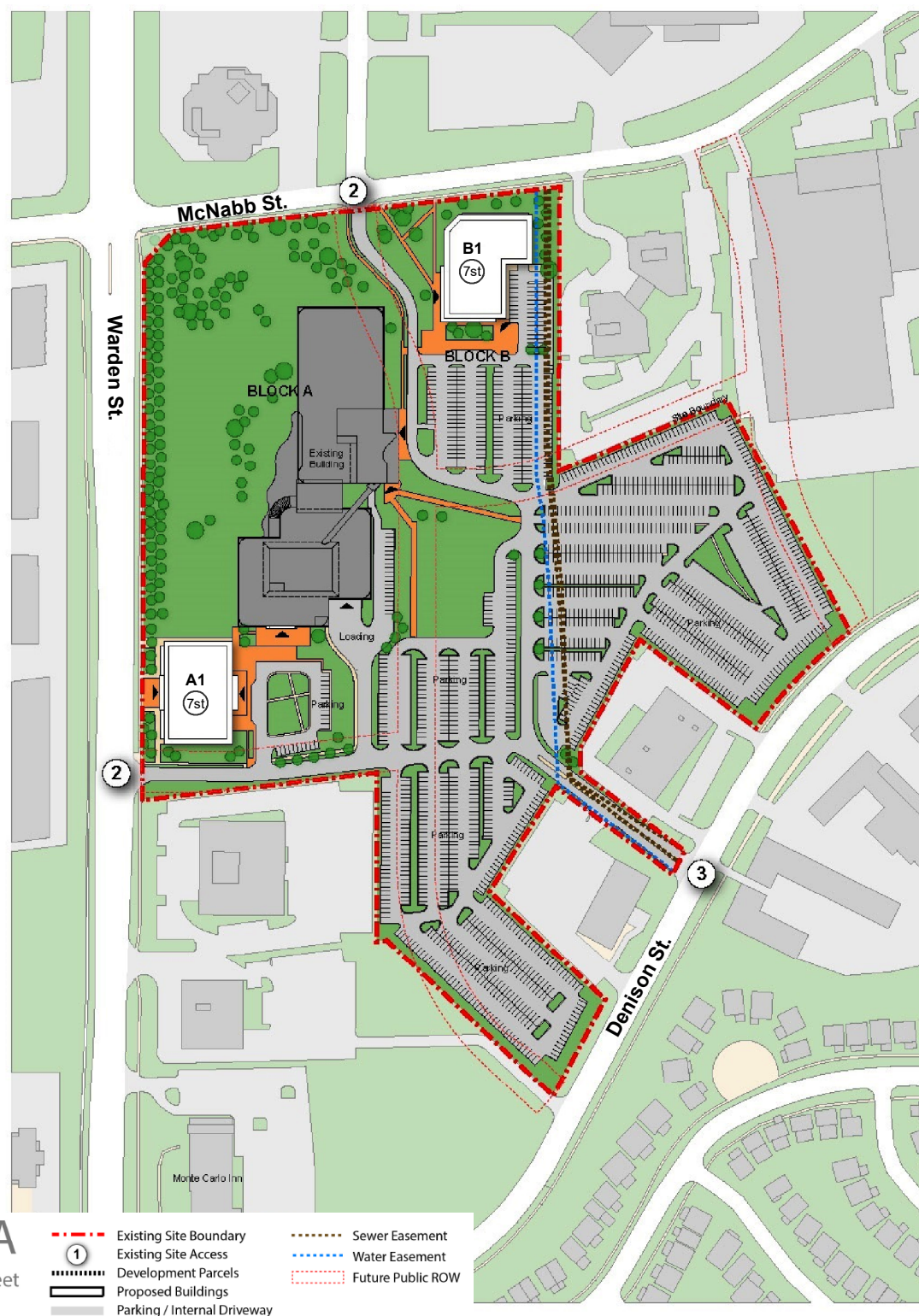
APPLICANT: OP Trust Office Inc.
101 McNabb Street

FILE No. ZA 17151261 (SB)

 SUBJECT LANDS

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Date: 07/08/2019



PHASE 1 CONCEPTUAL SITE PLAN

APPLICANT: OP Trust Office Inc.
101 McNabb Street

FILE No. ZA 17151261 (SB)

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Date: 07/08/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SB

FIGURE No. 4



FULL BUILD OUT CONCEPTUAL SITE PLAN

APPLICANT: OP Trust Office Inc.
101 McNabb Street

FILE No. ZA 17151261 (SB)

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Date: 07/08/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SB

FIGURE No. 5



Report to: Development Services Committee

Meeting Date: September 9, 2019

SUBJECT: Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects

PREPARED BY: Marija Ilic, P. Eng., Manager, Infrastructure and Capital Projects, Engineering Department, ext. 2136

REVIEWED BY: Alain Cachola, P. Eng., Senior Manager, Infrastructure and Capital Projects, Engineering Department, ext. 2711

RECOMMENDATION:

1. That the report titled “Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects” be received; and,
2. That Council authorize the Director of Engineering to execute application forms and other documents required to obtain permits from various government agencies and levels of government for City capital projects; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain delegated authority for the Director of Engineering to make permit applications and to sign application forms and other documents required for capital projects undertaken by the Engineering Department, and where the proponent is The Corporation of the City of Markham (the “**City**”).

BACKGROUND:

Council authorizes the Engineering Department to design and construct engineering infrastructure to support the growth of the City. As a part of the project delivery, the City must comply with federal and provincial legislation and policies. This includes filing applications for relevant permits from various government agencies and levels of government.

OPTIONS/ DISCUSSION:

Certain City capital projects may be located in areas where permits and/or review and inspection are required by government agencies having jurisdiction, including but not limited to the following:

- Toronto and Region Conservation Authority (TRCA)
- Ontario Ministry of the Environment, Conservation and Parks (MECP)

-
- Ontario Ministry of Natural Resources and Forestry (MNR)
 - Federal Fisheries and Oceans Canada (DFO)

As these projects are initiated by the City, the City is the “proponent” of these projects. In order to obtain permits from these agencies, the City has to make applications and sign certain standard application forms and documents. These application forms set out certain project information and often contain indemnities to protect the agencies against claims relating to the project. In addition, the application also requires the proponent to comply with relevant pieces of legislation and comply with the terms and conditions set out in the application form. There are consequences for failing to comply with the terms and conditions that are typically set out in the application form.

Staff recommend that the Director of Engineering be delegated the authority to sign the above described application forms and related documents on behalf of the City.

For clarity, the proposed delegated authority to the Director of Engineering does not extend to executing permits or agreements to enter real property which is already dealt with in By-Law 2013-113, A By-Law to Delegate Authority to Conduct Certain Real Property Transactions.

FINANCIAL CONSIDERATIONS

There are no financial impacts of adopting the recommendations of this report.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Adopting the recommendations of this report will streamline the process of implementing capital projects and is consistent with the Strategic Priorities of “Exceptional Services by Exceptional People” and “Safe & Sustainable Community”.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department has been consulted and concurs with the recommendations.

RECOMMENDED BY:

Brian Lee, P.Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development Services



Report to: Development Services Committee

Meeting Date: September 9, 2019

SUBJECT: RECOMMENDATION REPORT: Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue (Ward 1)

PREPARED BY: Robert Tadmire, Coordinator of Geomatics/GIS Advocate ext. 6810

REVIEWED BY: Ron Blake, Senior Development Manager ext. 2600

RECOMMENDATION:

1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated September 9, 2019, be received;
2. That the by-law attached to this report to rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue be approved;
3. That Staff be directed to request permission from the Region of York to rename their portion of Meadowview Avenue to Doncaster Avenue;
4. That Staff provide notification of the municipal address change to each affected property owner;
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report recommends that the by-law attached to this report to rename a section of Meadowview Avenue, between Yonge Street and Doncaster Avenue, to Doncaster Avenue (See location map) be approved. It also recommends that Staff be directed to request the Region of York for permission to rename their small portion of Meadowview Avenue to Doncaster Avenue. This report further recommends that Staff be directed to notify affected property owners of the change to their municipal address.

BACKGROUND:

Earlier this year, Staff was approached by the Ward 1 Councillor to examine how to alleviate confusion around the street names of Meadowview Avenue and Doncaster Avenue by naming the entire length of the street as Doncaster Avenue. The two street names presents an operational issue for the Fire Department and uncertainty for the general public. Meadowview Avenue originally ran continuously as one street from

Yonge Street to a point just east of Jewel Street. The section of Meadowview Avenue between Yonge Street and Doncaster Avenue (Figure 1) was separated from the remainder of Meadowview Avenue to the east and connected to Doncaster Avenue when Doncaster Avenue was constructed. That section of road was to serve as an extension of Doncaster Avenue to Yonge Street, but the name was never altered to reflect that change.

There are currently 11 residential properties along the south side of Meadowview Avenue and one municipal park on the north side that are addressed onto the street.

Staff submitted a report to the June 10th, 2019 Development Services Committee meeting to propose initiating the process for a renaming of the separated westerly section of Meadowview Avenue to Doncaster Avenue, subject to the affected property owners being notified of this proposal by mail, and providing them with an opportunity to ask questions and raise any concerns. Staff was then required to report back to Development Services Committee regarding any feedback from the affected property owners prior to a final decision being made by Committee.

OPTIONS/ DISCUSSION:

On June 19, 2019 eleven letters were sent out to the affected residential property owners on Meadowview Avenue. The letter informed them of the City of Markham's intention to rename the City owned section of Meadowview Avenue, between Yonge Street and Doncaster Avenue, to Doncaster Avenue. It provided a historical background and reasoning for the change, and informed the residents of the opportunity to contact the City about this matter by no later than 4:30 p.m. July 19, 2019. None of the property owners contacted Staff regarding this proposed street name change.

During the process of legally describing the section of Meadowview Avenue to be included in the proposed name change by-law it was discovered the Region of York owns a small right-of-way along the north-east corner of Yonge Street and Meadowview Avenue (Figure 2). If the proposed street name change is supported, then it is recommended that Staff be authorized to contact the Region of York to request permission for the City of Markham to rename the Region's portion of the right-of-way from Meadowview Avenue to Doncaster Avenue. This process will not impede the City's efforts to approve the name change by-law.

Since there were no concerns raised by the affected property owners, Staff recommends that the proposed name change by-law attached to this report be approved. It is further recommended that Staff be authorized to provide notification of the municipal address change to each affected property owner. Once the street name change is approved, Staff will contact the Operations Department to make the necessary street sign change(s).

FINANCIAL CONSIDERATIONS

There are no financial implications for the Corporation.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department and the Clerks Department were consulted with respect to street name change procedures. The Engineering, Fire and Operations Departments were also consulted and have no concerns.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P. R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P. R.P.P.
Commissioner of
Development Services

ATTACHMENTS:

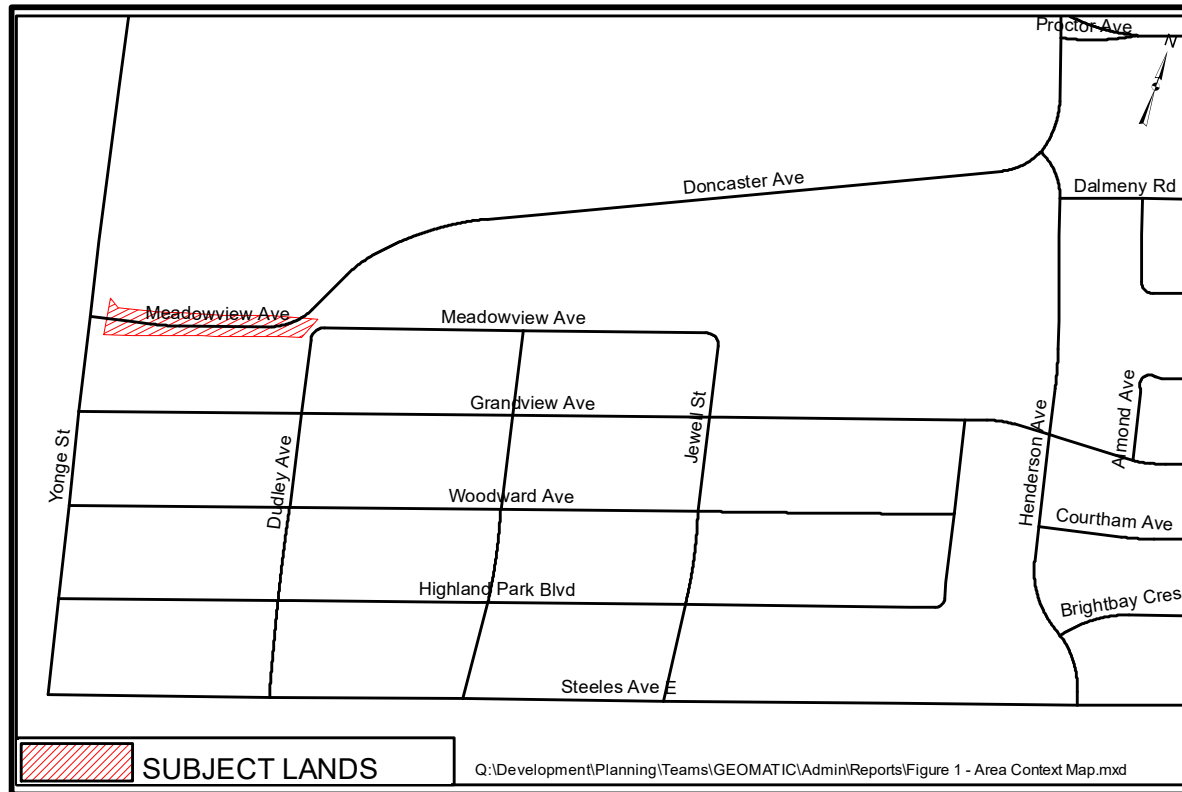
Location Map

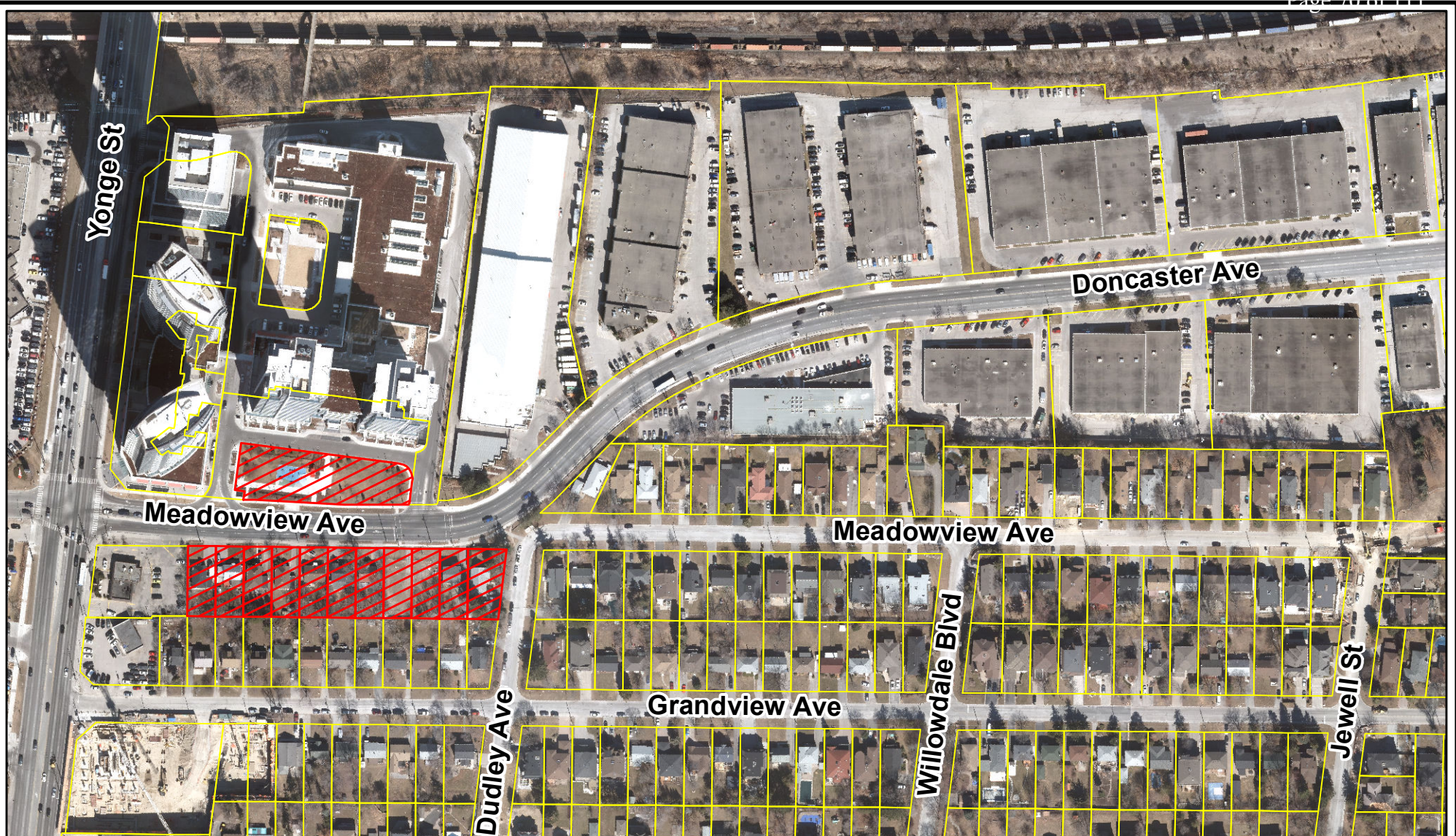
Figure 1 – Meadowview Avenue Area Context Map

Figure 2 - Portion of Meadowview Avenue owned by the Region of York

Meadowview to Doncaster By-Law

By-Law Schedule





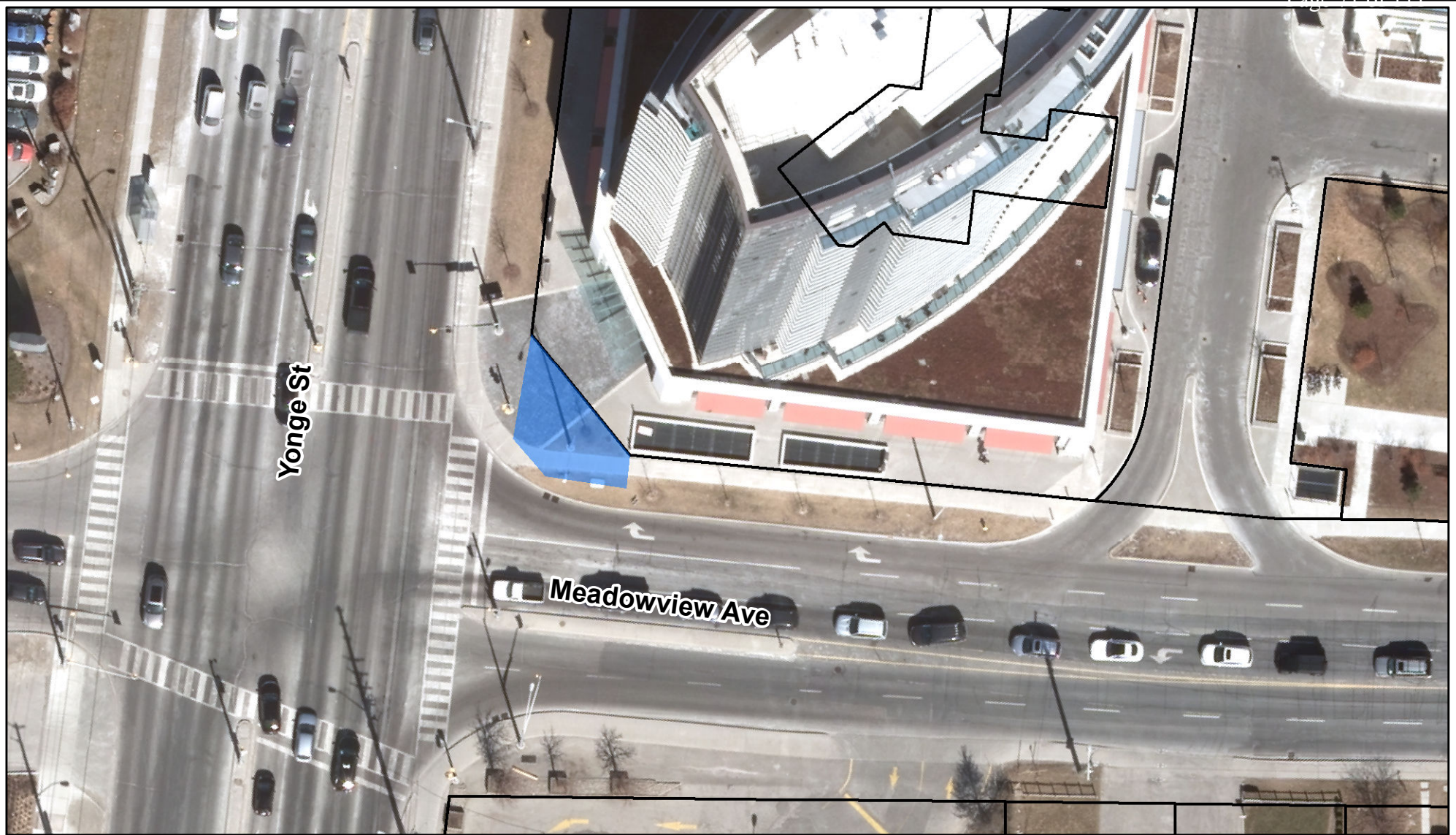
AREA CONTEXT

APPLICANT: Corporation of the City of Markham

 Properties with Meadowview Avenue Addresses

Q:\Development\Planning\Teams\GEOMATIC\Admin\Reports\Figure 1 - Area Context Map.mxd

Date: 27/05/2019



Portion of Meadowview Avenue owned by the Region of York

APPLICANT: Corporation of the City of Markham

Land under Region of York ownership

BY-LAW 2019-

A by-law to change a certain street name
in the City of Markham

The Corporation of the Town of Markham has changed its name to The Corporation of the City of Markham by By-law No. 2012-120 enacted and passed May 29, 2012, effective July 1, 2012, as evidenced in Instrument No. YR1847438 registered June 29, 2012.

Whereas Section 27 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a Council of a municipality may pass a by-law to change the name of a highway;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

1. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Meadowview Road, Registrar’s Compiled Plan 10327, Markham; being Meadowview Avenue (Formerly Meadowview Road also known as McKenzie Avenue) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 1 on the sketch attached);
2. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as McKenzie Avenue, Plan 2446 Markham; 1 Foot Reserve, Plan 2446, Markham; being Meadowview Avenue (Formerly McKenzie Avenue and also known as Meadowview Road) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 2 on the sketch attached);
3. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18, Registrar's Compiled Plan 10327, Part 10, on Reference Plan 65R32918, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 3 on the sketch attached);
4. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18 Registrar's Compiled Plan 10327, Markham, Parts 1 & 2, Expropriation Plan MA99820; Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 4 on the sketch attached); and
5. That the provisions of this by-law shall take effect at such time as a certified copy of same certified under the hand of the Clerk and the seal of the Corporation has been registered in the Land Registry Office for the Land Titles Division of York Region (No. 65).

Read a first, second and third time and passed this day of , 2019.

Frank Scarpitti
Mayor

Kimberley Kitteringham
City Clerk





Report to: Development Services Committee

Meeting Date: September 9th 2019

SUBJECT: RECOMMENDATION REPORT
 Wismer Percy Reesor Parkette Project
 Response to Resident's request to Relocate the Percy
 Reesor Parkette
 20 Percy Reesor St.

PREPARED BY: Ashley Visneski, Parks Development Coordinator, ext. 2355

RECOMMENDATION:

1. That the report titled "Wismer Percy Reesor Parkette Project, Response to Resident's Request to Relocate the Percy Reesor Parkette" be received;
2. That the Percy Reesor Parkette be maintained at its current location and that buffering measures such as wood privacy fence, 6m high chain link fence, and buffer planting be installed, where feasible, in consultation with the affected residents and the Ward Councillor;
3. That the budget for the necessary work be drawn from the Capital Budget remaining in the Percy Reesor Parkette account;
4. And that staff be authorized and directed to do all things necessary to give effect to this resolution

PURPOSE:

To present Committee with options regarding a resident's petition to relocate the Percy Reesor Parkette, and to make a Staff recommendation regarding this matter.

BACKGROUND:

Percy Reesor Parkette is located at 20 Percy Reesor Street, adjacent to naturalized valley lands. This parkette is intended to serve the townhouse complex adjacent to the parkette, located south of Major Mackenzie Drive, west of McCowan Road and southwest of Percy Reesor Street (see Figures 1 and 2)

When the adjacent town house complex was developed, the developer did not convey physical parkland as part of the project through the subdivision process, as the developers group had provided the required parkland elsewhere in the Wismer community.

However, this townhouse complex did not have any park facility close by with the nearest park located over 900m away (walking distance). Once the need for some local recreational space became evident, staff considered available parcels in the immediate area. Options for usable open space/parkette location were limited due to the development being constrained by Major Mackenzie Drive to the north, McCowan Road to the East, Robinson Creek valley lands/ flood plain to the west and an existing

development to the south. The only land available was a small parcel of table land associated with a storm water management (SWM) pond located immediately to the west of the development. As this was City owned land, and 0.12ha (0.3 acres) of the storm water parcel was not needed for the SWM pond, it was decided to sever this portion of the pond lands to serve as open space/parkette. This decision was made prior to the adjacent homes being constructed and was noted on the engineering drawings in 2012.

The last phase of the townhouses within this project were occupied in 2014. Staff subsequently received multiple resident requests for a junior play area on the site, including swings. A budget request was submitted to Council in 2017 for the design and construction of a parkette with a play structure at the selected site.

Due to the size of the parcel and the limited programming, this park facility is classified as a parkette. Parkettes are meant to provide useable open space to nearby residents. Unlike the process carried out for Neighbourhood and Community Parks, public consultation or open houses are normally not held during the process of creating parkettes due to their size, and limited programming.

The budget for this parkette was approved in 2017. The approved budget for design, analysis, project coordination and construction was \$294,000. Design took place during the summer of 2017 with construction starting in October 2017, after notices of construction were distributed to residents directly adjacent of the future park space. The notices contained a construction time line, location map of the park parcel, pictures of the proposed features, and contact information for Staff and the Ward Councillor. Staff received no calls regarding the park construction as a result of the construction notice circulation, but received phone calls of concern from adjacent property owners in the spring of 2018 after the parkette was substantially completed, but prior to the opening.

Currently a 4 foot chain link fence is located along the rear of the residential properties (see Attachment C). This is the standard fence that is found along most property separations between private lots and City parks. The Percy Reesor Parkette, located a minimum of 7.5 m from the residential properties, includes a very modest junior play structure (meant for children 2-5 years old), two swings and two benches. These features were requested by area residents through the City's Contact Centre. There is also a pedestrian pathway leading from Percy Reesor Street to the parkette which is approximately 6m from the residential properties.

Located between the playground and the residential properties is a 5m wide vehicular access route that is needed to service the storm pond. This access route is not paved and is naturalized. This access route also limits buffer planting between the parkette and the residential properties that would typically be considered in these situations.

Residents who live directly behind the parkette brought concerns forward to the Ward Councillor in the spring of 2018 and asked that construction be halted as they had concerns over their privacy and safety. However, construction had to be completed, as there was a contract in place. Once the construction was completed, the construction fencing was left up for an additional 3 weeks as Staff worked with the Ward Councillor

to find a solution that would address the residents' concerns. At the same time Staff received multiple inquiries and requests from other residents in the area as to when the park would be opened as it was summer and the children were anxious to use the park. As a result, the construction fence was taken down and the parkette was opened for use. The parkette has been open for one season and has experienced light use as expected.

Staff agreed to continue to work with the Councillor and the community to find a solution. Staff offered to plant trees near the playground to provide a buffer but this was not considered to be sufficient. The residents have also noted that they had to pay a premium to the developer for their properties as it offered views into the valley lands. It was agreed that the shade toppers on the playground would be removed so that residents could have unobstructed views to the valley lands. The shade toppers were removed in spring 2019.

A community meeting was hosted by the Ward Councillor at the Civic Center on January 30th, 2019 and was attended by eight (8) households as well as Staff. After extensive discussion a vote was taken to decide whether the parkette should remain where it is. The vote was evenly split. Staff agreed to explore alternative locations for the parkette in the floodplain in consultation with the TRCA.

Staff worked with the TRCA and identified a potential location adjacent to Percy Reesor Street, within the floodplain, that the TRCA was able to support (see Attachment E). Staff had initially anticipated relatively minor costs to relocate the parkette. However, staff have now carried out a budget exercise and have determined that the cost to move the parkette would be significant, in the order of \$250,000 (see Attachment F).

OPTIONS/ DISCUSSION:

Staff have identified three options as follows:

Option 1: To maintain the parkette as it stands in its current condition. The construction of this parkette followed the City's standard procedure and notification was given to the residents prior to construction. The shade toppers which contributed to the obstruction of views into the valley lands from the residential properties were removed this spring. This option presents no additional costs to the municipality.

Option 2: To maintain the parkette in its current location and install buffering measures between the parkette and the adjacent residents' properties. This could include wooden privacy fences, increasing in the height of the existing chain link fence from 4m to 6m (to guard against unauthorized entry to private back yards by strangers), and planting a vegetative buffer, such as coniferous trees, or a combination thereof. The buffer planting would have to be planted primarily within the residents' private property as there is limited space between the parkette and the private properties due to the location of the maintenance access route. These measures could cost between \$10,000 and \$15,000 and there are sufficient funds remaining in the Percy Reesor Parkette budget to carry out this work.

Option 3: To relocate the parkette within the floodplain. This area is regulated by the Toronto and Region Conservation Authority (TRCA) who have agreed to allow the parkette to be located within an alternate location in the floodplain if necessary. Building here will ensure that no residential property is directly adjacent to the parkette and the draft location is identified in Attachment E. Construction at this new location will require filling in part of the floodplain and regrading it, relocating all park features to the new area, and then restoring the current location to a naturalized state. This option could cost approximately \$250,000 (see Attachment F)

Given the significant cost to relocate this parkette and given that there are mitigation measure that can be implemented to address some of the residents' concerns, as noted under option 2, staff recommend that the parkette not be relocated and that option 2 above be selected.

FINANCIAL CONSIDERATIONS

There is no cost associated with option one. Option two could cost up to \$15,000 depending on the chosen material. There are ample funds available in the project's capital account for these measures. Option three could cost up to \$250,000.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

FIGURE 1 – LOCATION MAP

FIGURE 2 – AREA CONTEXT

ATTACHMENTS:

ATTACHMENT A: Existing Parkette Location

ATTACHMENT B – Lasseter Approved Landscape Plan

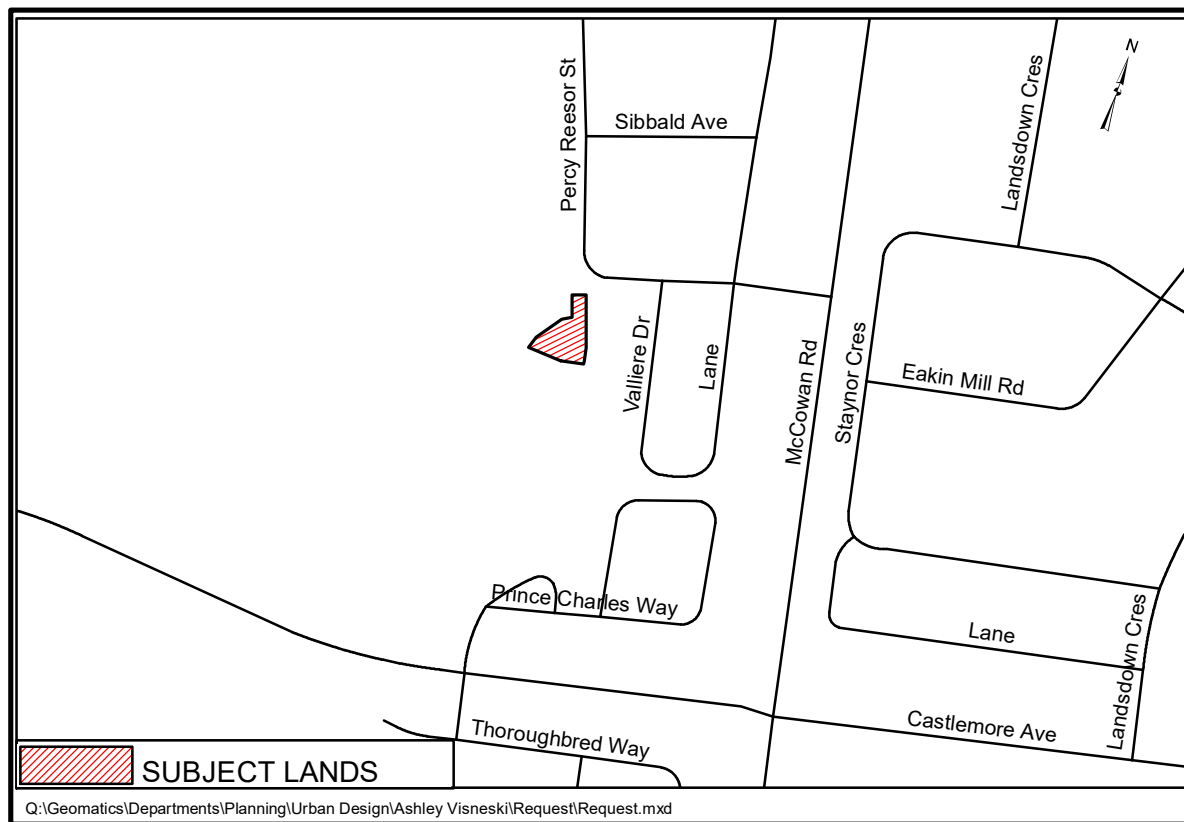
ATTACHMENT C – Site Photos

ATTACHMENT D – Current Floodplain

ATTACHMENT E - Proposed Relocation of Parkette

ATTACHMENT F – Cost Estimate for Relocation

Figure 1



APPLICANT:

FILE No.

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Date: 28/08/2019



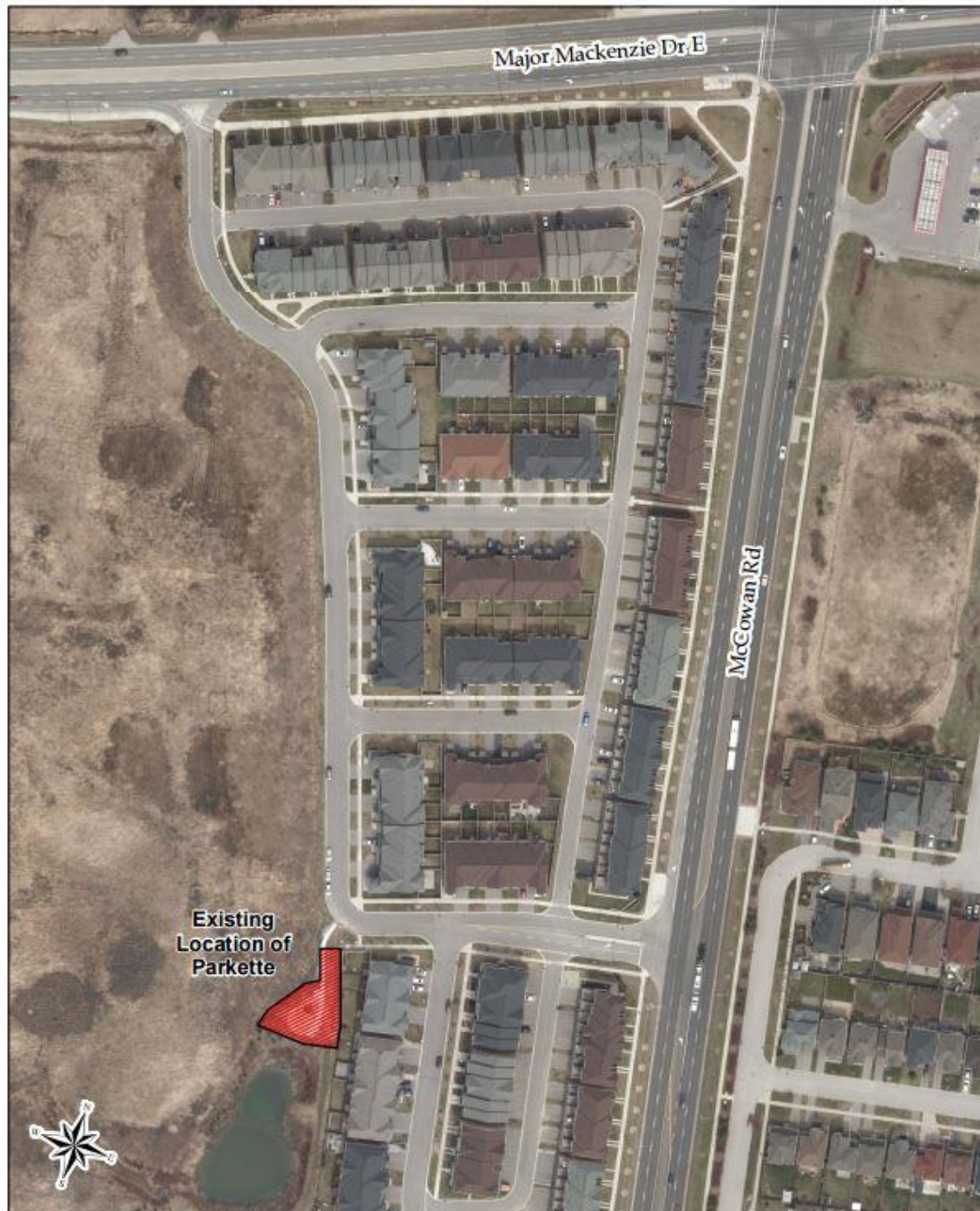
DEVELOPMENT SERVICES COMMISSION

Drawn By:

Checked By:

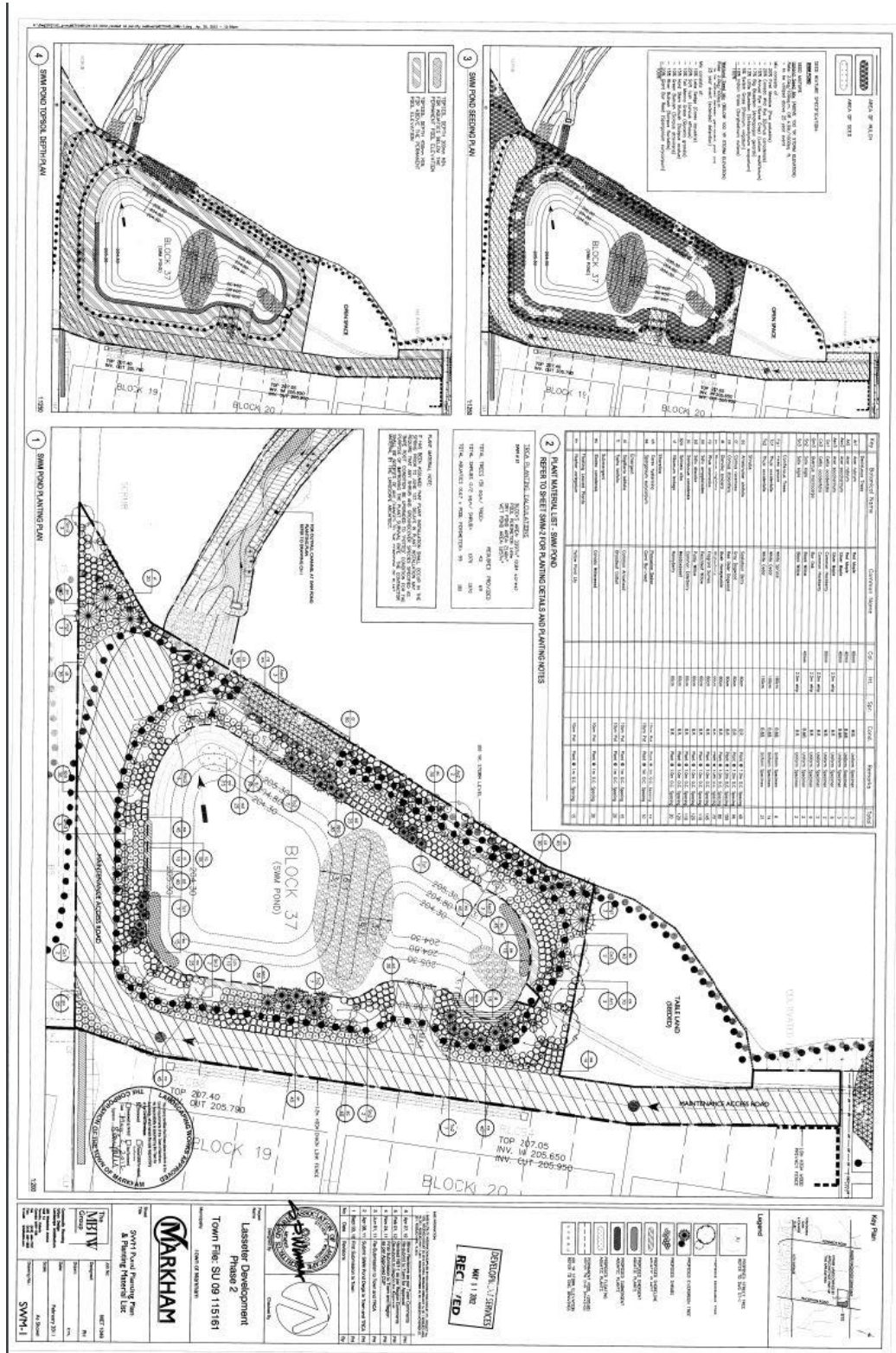
FIGURE No.2

Attachment A - Location of Existing Parkette



Document Path: Q:\Geomatics\Departments\Planning\Urban Design\Ashley Visneski\Request\Attachment A.mxd

ATTACHMENT B – Lasster Approved Landscape Plan, Identifies the severing of the open space block from the SWM block.

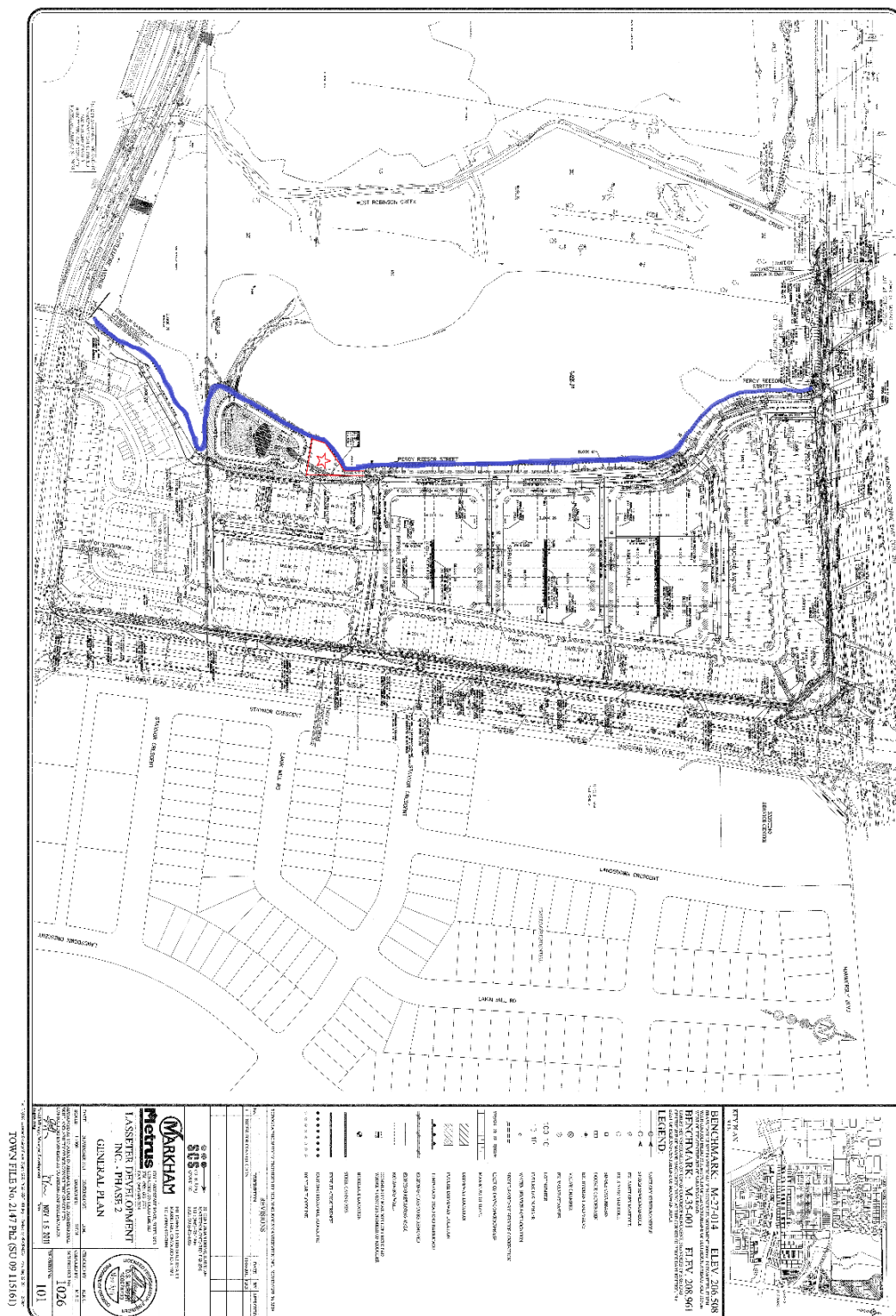


ATTACHMENT C – Site Photos, showing the parkette shortly after completion

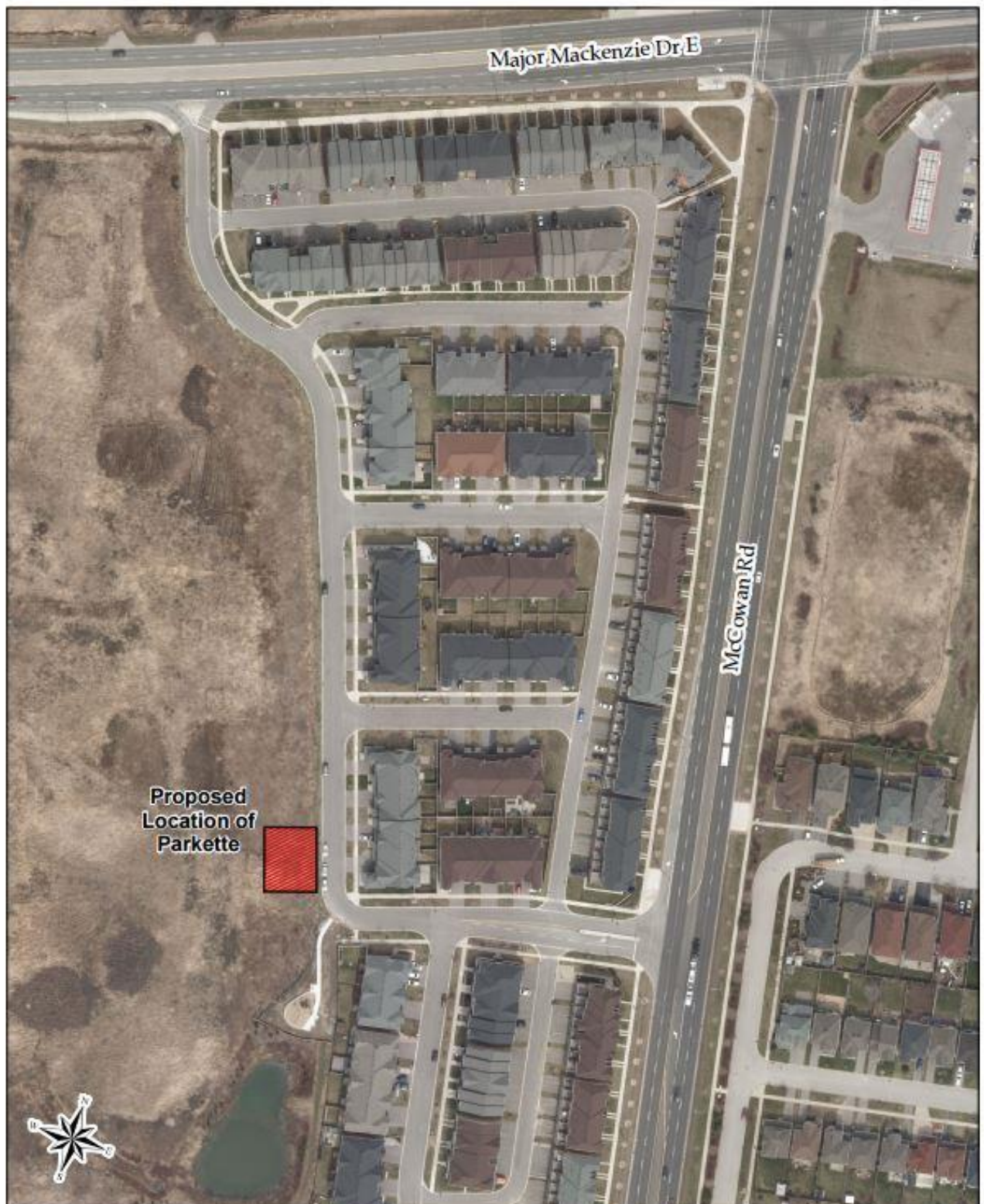




ATTACHMENT D – Current Floodplain – As identified in blue



Attachment E - Proposed Relocation



ATTACHMENT F- Cost Estimate for Relocation

Item	Unit	Quantity	Unit Price	Total
Site Prep:				
Mobalization	l.sum	1	\$10,000.00	\$10,000.00
Site Protection	l.sum	1	\$6,000.00	\$6,000.00
Clearing and Grubbing	l.sum	1	\$10,000.00	\$10,000.00
Erosion Control	l.sum	1	\$5,000.00	\$5,000.00
Rough Grading	l.sum	1	\$20,000.00	\$20,000.00
Import Fill	l.sum	1	\$55,000.00	\$55,000.00
Topsoil	m2	1780	\$5.00	\$8,900.00
Fine Grading	l.sum	1	\$10,000.00	\$10,000.00
Features				
Concrete Pavement - Light Duty	m2	75	\$150.00	\$11,250.00
Concrete Pavement- Bench Pad	m2	9	\$200.00	\$1,800.00
Concrete Pavement -Waste recptical/ Bike	m2	12	\$200.00	\$2,400.00
Concrete Curb Cut	each	1	\$800.00	\$800.00
Supply and Isntall Tactile Warning	l.m	1	\$500.00	\$500.00
Supply and install Concrete Curb	l.m	42	\$140.00	\$5,880.00
Sub-surface Drainage	l.sum	1	\$2,800.00	\$2,800.00
Supply and install hydroseeding	m2	75	\$15.00	\$1,125.00
Supply and install Sod	m2	170	\$10.00	\$1,700.00
Supply and install Tree	each	5	\$550.00	\$2,750.00
Reinstall				
Remove and re-install fence	l.sum	1	\$2,000.00	\$2,000.00
Remove and Reinstal Bike rack	l.sum	1	\$250	\$250
Remove and reinstall bench	l.sum	2	\$500	\$1,000
Remove and Reinstall Recptacle	l.sum	2	\$500.00	\$1,000.00
Remove and Reinstall Playground	l.sum	1	\$15,000.00	\$15,000.00
Remove and Reinstall Safety Sand	l.sum	1	\$3,000	\$3,000
Remove and Reinstall Rocks	l.sum	1	\$500.00	\$500
Removels and restoration				
Remove Curb & Cocnrete	l.sum	1	\$1,500.00	\$1,500.00
Sod Play Area & sidewalk	m2	165	\$10.00	\$1,650.00
Topsoil for play area & Sidewalk	m2	165	\$5.00	\$825.00
Additional Services				
Consultant	l.sum	1	\$12,000.00	\$12,000.00
Testing Allowance	l.sum	1	\$10,000.00	\$10,000.00
Permits (TRCA)	l.sum	1	\$6,000.00	\$6,000.00
Total				\$210,630.00
Contingency		7%		\$12,637.80
Internal Fee		9%		\$18,956.70
HST Impact		1.76%		3795.5526
Total				\$246,020.05



Report to: Development Services Committee

Meeting Date: September 9, 2019

SUBJECT: The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019

PREPARED BY: Christina Kakaflikas, Manager Economic Development x6590
Sandra Tam, Senior Business Development Officer x3883

RECOMMENDATION:

1. That the Report dated September 9, 2019 entitled “The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019” be received, and
2. That the City of Markham be represented by Sandra Tam, Senior Business Development Officer, and
3. That the total cost of the participation not exceed \$6,250.00 and be expensed from within the 2019 International Investment and Attraction account 610-998-5811, and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to request approval for business travel for Sandra Tam, Senior Business Development Officer, to China from November 1-10, 2019 to participate in the business delegation organized and led by the Association of Chinese Canadian Entrepreneurs (ACCE). Ms. Tam has served on the Board of the ACCE since 2009. Nominated as the Vice President of International Partnership, Ms. Tam was appointed by ACCE President Kevin Au-Yeung to co-lead the business mission.

By participating in ACCE’s business delegation, Markham is able to leverage meetings and introductions to build international business relations, increase visibility in strategic markets, resulting in increased investment and trade opportunities for the City. It also addresses Markham’s Global Markham and Branded Markham strategic objectives outlined in the City’s Economic Strategy entitled “Markham 2020”.

BACKGROUND:

Not applicable.

OPTIONS/ DISCUSSION:**About The Association of Chinese Canadian Entrepreneurs (ACCE)****Mandate of Organization:**

Established in 1994, the Association of Chinese Canadian Entrepreneurs (ACCE) is one of the most prominent and active business groups in the Greater Toronto Area. The ACCE has over 2,000 members (Canada-wide) and is headquartered in Markham. In addition to offering regular business networking opportunities and entrepreneurship trainings to its members, ACCE hosts an annual Chinese Canadian Entrepreneur Award Gala to recognize outstanding Chinese Canadian entrepreneurs.

Nature/Mandate of Partnership:

Markham Economic Development partners with ACCE to capitalize on the ethnic, cultural and economic diversity of Markham. By building business links with the local Chinese Canadian business community, Markham enhances local investment and generates opportunities for future international trade and investment. Senior Business Development Officer Sandra Tam has served the ACCE's Board of Directors in various senior capacities since 2009.

Alignment with Markham's Economic Strategy:

ACCE is a key partner in the City's 10-year economic Strategy, Markham 2020 and leverages the City's ability to achieve its economic development objectives as follows:

- Global Markham: New foreign direct investment (FDI) to generate employment
- Markham ranked as one of Top 3 places in Canada for locating knowledge-based industries
- Markham to be regarded as one of Top 10 Cities for business in North America

About the Mission:

With the goal to enhance its members' competitiveness in today's dynamic global market, the Association of Chinese Canadian Entrepreneurs (ACCE) is leading its first business delegation to China this November. The ACCE delegation will seek to explore valuable business opportunities in the Guangdong-Hong Kong-Macau Greater Bay Area, China's newest innovation and technology hub and to gain market entry into the huge China market by exhibiting in the 2019 China International Import Expo (CIIE) in Shanghai.

Canadian businesses, particularly small and medium-sized enterprises, looking to take advantage of opportunities in China are welcome to participate on the delegation.

Canadian products and services in the following sectors are invited to participate: consumer products, education and training, agri-food, finance & investment, health sciences, technology and others.

2nd China International Import Expo (CIIE), 2019

The CIIE, the worlds' first import-themed national-level exhibition, is a significant move for the Chinese government to open the Chinese market to the world. Last year, the first CIIE covered a business exhibition space of 270,000 sq.m. It received 400,000+ domestic buyers, and 6,200 overseas buyers; 151 countries and regions as well as 3,617 exhibited in it, and 5,000+exhibits made their debut in China. The CIIE was oversold with great enthusiasm last year and this year has already proven to be a sold out event.

Benefits for Markham to Participate in the ACCE Business Delegation:

1. It is an excellent opportunity to showcase Markham as the high-tech capital of Canada and to promote Markham's strong high-tech and knowledge-based business sectors
2. It helps build and strengthen international business relationship, which may lead to increased investment and trade opportunities for Markham.
3. Staff will gain market intelligence about leveraging business opportunities in China, in particular the Guangdong-Hong Kong-Macau Greater Bay Area and Shanghai, and to build a prosperous and sustainable Markham.

Key Events:

1. Participation at Eco Expo Asia 2019 International Trade Fair & Conference on Environmental Protection at the Asia-World Expo in Hong Kong hosted by Hong Kong Trade Development Council to meet with industry players and potential clients from China, Hong Kong and Asia Pacific to explore business opportunities and partnerships.
2. Participation at the Canada-China Business Summit hosted by Nanhai Foreign Affairs Office to promote Markham as the premier location for business investment.
3. Site visits to targeted businesses and business matching meetings.
4. Panel Exhibitor at ACCE Booth at the 2nd China International Import Expo (CIIE): opportunities to meet and network with over 400,000 and 6,200 domestic and overseas buyers respectively.
5. Participation in the "3rd Canada Today Forum" in Shanghai and related business events: the programs will include business presentation by Markham and Canadian delegates, as well as targeted business to business meetings.

Proposed Schedule:

- | | |
|------------|---|
| November 1 | Arrival at Hong Kong, China |
| November 2 | Hong Kong: Attend Eco Expo Asia and other Programs |
| November 3 | Hong Kong – Nanhai (Guangdong): Depart Hong Kong for Nanhai |

November 4 Nanhai (Guangdong): Attend business Visits, and Canada-China Business Summit

November 5 Nanhai-Shanghai: Travel from Nanhai to Shanghai

November 6-9 Shanghai: Participate at 2019 China International Import Expo and related business events

November 10 Depart Shanghai for Toronto

FINANCIAL CONSIDERATIONS

Estimated cost (tax included) for a Senior Business Development Officer to participate in the 2019 ACCE Business Delegation to China:

International Airfare	\$0.00 (estimated at \$2,000, Funded by ACCE)
Delegate Fee	\$2,500.00
Accommodation, Local	\$3,250.00
Transportation & Meals	
<u>Marketing/Protocol Expenditure</u>	<u>500.00</u>
 Total:	 <u>\$6,250.00</u>

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Attracting Foreign Direct Investment in key markets is an integral part of Markham's 10-Year Economic Strategy "Markham 2020". The Program addresses the objective of building Global Markham and Branded Markham.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:

Stephen Chait
Director
Economic Growth, Culture & Entrepreneurship

Arvind Prasad
Commissioner
Development Services

ATTACHMENTS:

A: "2019 ACCE China Business Mission" Brochure

B: "The 2nd China International Import Expo" Brochure



ASSOCIATION of
CHINESE
CANADIAN
ENTREPRENEURS
創業協進會



2019 访华商务代表团 *China Business Mission*

November 1 to 10

- *Hong Kong*
- *Nanhai*
- *Shanghai*



2019 ACCE Business Mission to China, Nov 1 to 10

Organized by: Association of Chinese Canadian Entrepreneurs

Mission Leaders:

- Kevin Au-Yeung, President ACCE
- Sandra Tam, Vice President – International Partnership, ACCE

About the Mission:

With the goal to enhance its members' competitiveness in today's dynamic global market, ACCE is leading its first business mission to China this November. The mission aims at exploring valuable business opportunities in the **Guangdong-Hong Kong-Macau Greater Bay Area**, China's newest innovation and technology hub and to gain market entry into the huge China market by participating in the 2019 **China International Import Expo** in Shanghai.

Why participate:

Led by ACCE, the mission presents unique opportunities and benefits to participants. These include:

- Access to economic and government decision-makers
- Unparalleled networking opportunities with local business community
- Business-to-business meetings with potential partners.
- Opportunities to create export partnerships
- Opportunities to show case your product/services at China's largest international import expo (where applicable).
- Sizable lead generation potential
- Foreign market intelligence

Program Highlights:

- Participation in Eco Expo Asia – International Trade Fair in Hong Kong
- Networking events with senior executives and members of local Chambers of Commerce
- Site visits
- Business briefings by senior government officials
- Canada-China business and investment summits
- Targeted business matching meetings

Proposed Itinerary:

Date	City	Activities
Fri., Nov 1	Hong Kong	Arrival at HK
Sat., Nov 2	Hong Kong	Eco Expo Asia and other Programs
Sun., Nov 3	HK-Nanhai (Guangdong)	Depart HK for Nanhai (via ferry at 8am)
Mon., Nov 4	Nanhai (Guangdong)	Programs in Nanhai
Tue., Nov 5	Nanhai-Shanghai	Transport from Nanhai to Guangzhou by coach Fly from Guangzhou to Shanghai
Wed., Nov 6- Nov 10 *	Shanghai	2019 CIIE and related activities
Nov 11 *	Shanghai-Toronto	Depart Shanghai for Toronto

**Participants may choose to attend part or entire of the CIIE*

**Who should Participate:**

The trade mission is open to Canadian businesses, particularly small and medium-sized enterprises, looking to take advantage of opportunities in China. Canadian products and services in the following sectors are welcome to participate: consumer products, education and training, agri-food, finance & investment, health science, technology and others.

Delegate Fees – Per Person:

	Category 1 Full Program + Shared Space at ACCE booth at CIIE	Category 2 Full Program + Printed Handouts available at ACCE Booth at CIIE
Passes at CIIE (Note: passes are not transferrable)	Yes	No
Profile featured in Delegation Brochure	Yes	Yes
Color Ad in Delegation Brochure	Half-Page	No (at extra cost upon request)
Hotel accommodation in Nanhai (2 nights, single occupancy)	Yes	Yes
Domestic one way airfare economy class (Guangzhou to Shanghai)	Yes	Yes
Ferry from Hong Kong to Shunde	Yes	Yes
Local transportation in Nanhai	Yes	Yes
Meals	In Nanhai only	In Nanhai only
Total	C\$2,500	C\$1,500

Travel Arrangements:

Delegates are responsible for making their respective international air travels and hotel accommodation arrangements **except** for accommodations in Nanhai and air travel from Guangzhou to Shanghai.

Fees do NOT include the following:

- Round trip international airfare
- Hotel accommodation (except two nights in Nanhai)
- All personal expenses
- Travel visa for China
- Travel, medical and flight/trip cancellation insurance
- Local transportation (except for Nanhai)



Registration and Contact Information:

Karen Ng karen@acce.ca
 Executive Director
 Association of Chinese Canadian Entrepreneurs (ACCE)
 3950 14th Ave. Ste. 502, Markham, Ontario, L3R 0A9
 T: 905 479 2802

Sandra Tam sandratam@markham.ca
 Vice President, International Partnerships
 Association of Chinese Canadian Entrepreneurs (ACCE)
 3950 14th Ave. Ste. 502, Markham, Ontario, L3R 0A9
 T: 416 561 5893

About ACCE: www.acce.ca

Registration Deadline:

July 31, 2019

Availability:

To host an effective delegation we will have limited capacity with a target of 10 to 12 people/companies. In addition to some prior committed participants, remaining slots will be made available on a first-come-first-serve basis.

Supporting Partners *(To be confirmed):*

- Consulate General of P.R. China in Toronto
- City of Markham
- Hong Kong Trade Development Council
- Hong Kong Economic and Trade Office
- Nanhai Foreign Affairs Office, Shunde, China
- Nanhai District (Canada) Association

Funding available:

The Government of Canada as well as individual provincial and territorial governments also offer a number of [export financing](#) programs that help Canadian businesses expand internationally.

Related links

- [CanExport](#)
- [Export financing](#)

About the Greater Bay Area:

The Guangdong-Hong Kong-Macao Greater Bay Area (Greater Bay Area) comprises the two Special Administrative Regions of Hong Kong and Macao, and the nine municipalities of Guangzhou, Shenzhen, Zhuhai, Foshan, Huizhou, Dongguan, Zhongshan, Jiangmen and Zhaoqing in Guangdong Province. The total area is 56 000 km² and the total population is around 70 million as at end 2017. According to research from HSBC, the GBA generates \$1.5 trillion in GDP each year, which is 12% of the national total for China, or roughly the same economic output as all of South Korea.

The Greater Bay Area enjoys distinctive geographical advantages, robust economic strength, high concentration of key factors of innovation, an advanced level of internationalisation and solid cooperation foundations. To be developed into a global metropolis and international innovation and technology hub, it presents huge opportunities for overseas business to be engaged and benefit from.

Why Hong Kong:

Being the most open and international city in the Greater Bay Area, Hong Kong is known for its status as international financial, transportation, trade centres and aviation hub as well as its renowned professional services. Enjoying the dual advantages of "one country, two systems", Hong Kong plays an important role in the Greater Bay Area Development.

A highly dynamic city that serves as the perfect platform into Mainland China and Asia, Hong Kong is a premier business hub in Asia. It is a business-friendly city with a multitude of advantages to ensure businesses can flourish. It is characterised by low and taxation, minimal government market intervention, world class infrastructure, vibrant city-living and an established international financial market.

Why Nanhai:

Nanhai, one of the five districts under the administrative authority of Foshan, Guangdong, is well-known for its long history and rich culture as well as its economic success. Located in the hinterland of the Pearl River Delta, it is the center of the Guangdong-Hong Kong-Macao Economic Cooperation Circle, the geographic center of the Pearl River Integration, and the center of Guangzhou-Foshan Metropolitan Circle. Nanhai has well-developed advanced manufacturing industries, such as the automobile manufacturing, display panel, top equipment, and digital home electrical appliance industries. Strategic new industries, such as biomedical, energy-saving and environmental, new optical source, new material and new energy industries are growing at a rapid pace. Other industries such as logistic, business and trade, culture and tourism, ecological recreation are also well developed.

Nanhai is home to FAW-Volkswagen, Honda, Toyota Boshoku, Chi Mei Optoelectronics, HSBC, AIA, China Merchant Bank etc. In 2017, Nanhai has a local GDP of RMB 269.2 billion, with the year-on-year growth of 8.5%, ranking the 87th in the World.

2019 China International Import Expo (CIIE)

The CIIE, the worlds' first import-themed national-level exhibition, is a significant move for the Chinese government to open the Chinese market to the world. Last year, the first CIIE covered a business exhibition space of 270,000 sq.m.. It received 400,000+ domestic buyers, and 6,200 overseas buyers; 151 countries and regions as well as 3,617 exhibited in it, and 5,000+ exhibits made their debut in China. It was oversold with great enthusiasm past year and it is expected that this has already proven to be a sold out event already.

2019 ACCE Business Mission to China
November 1 – November 11, 2019
Participate Subscription Form

We are interested in attending the 2019 ACCE Business Mission to China. Please register us for the following category.

(Please confirm with a √)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> Category 1 | \$ 2,500.00 |
| <input type="checkbox"/> Category 2 | \$ 1,500.00 |

Signature: _____

Name and Title: _____ (Please Print)

Company Name: _____

Telephone: _____

Email: _____

Address: _____

Date: _____

Please invoice by ☐ Email ☐ Mail

Please Email the completed form to Karen Ng at karen@acce.ca or
fax at (905) 479-2809.

Thank you for your support!



中国国际进口博览会
CHINA INTERNATIONAL
IMPORT EXPO

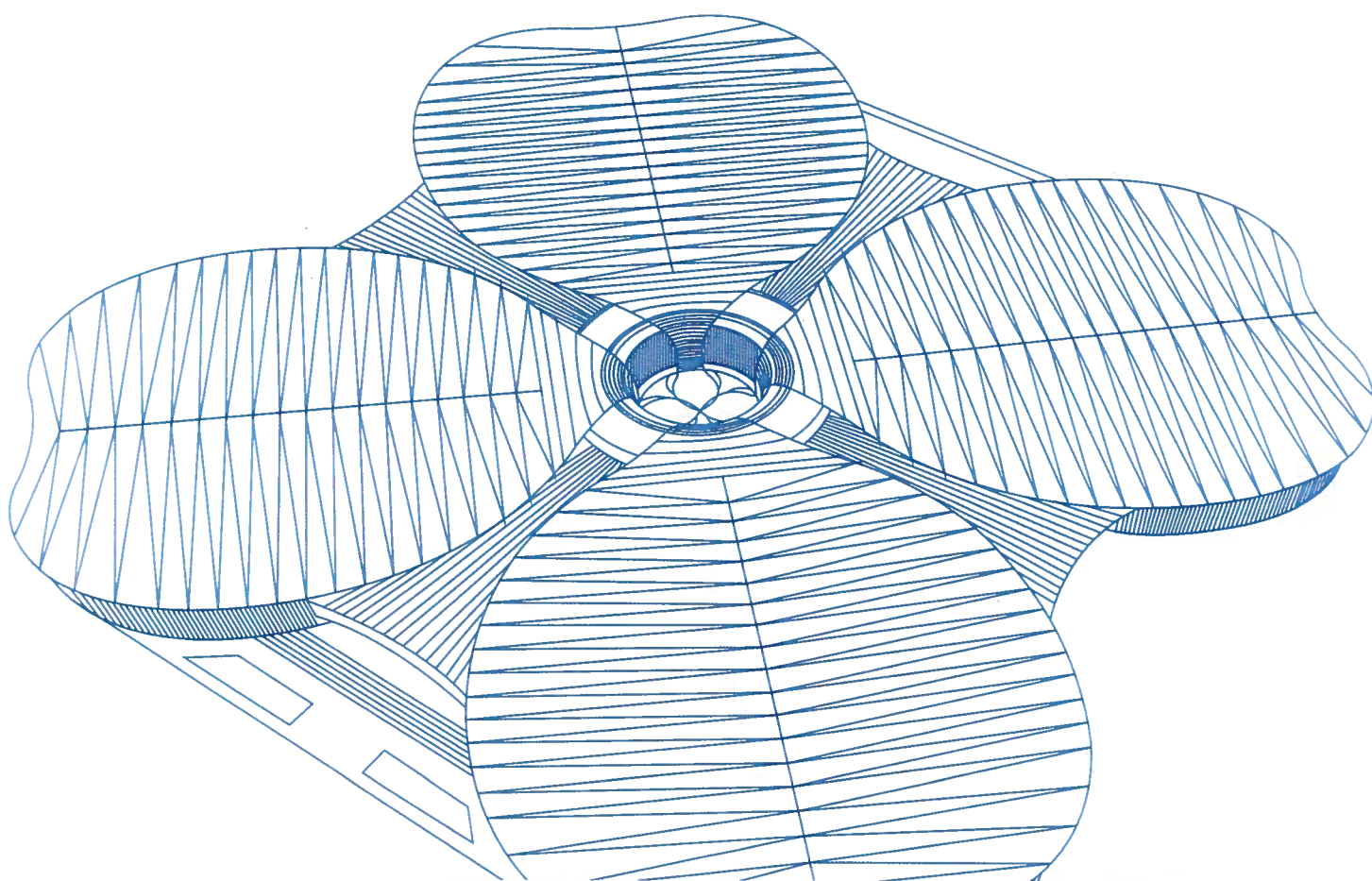
2019
5th - 10th
November

2019年11月5-10日

第二届中国国际进口博览会 企业商业展

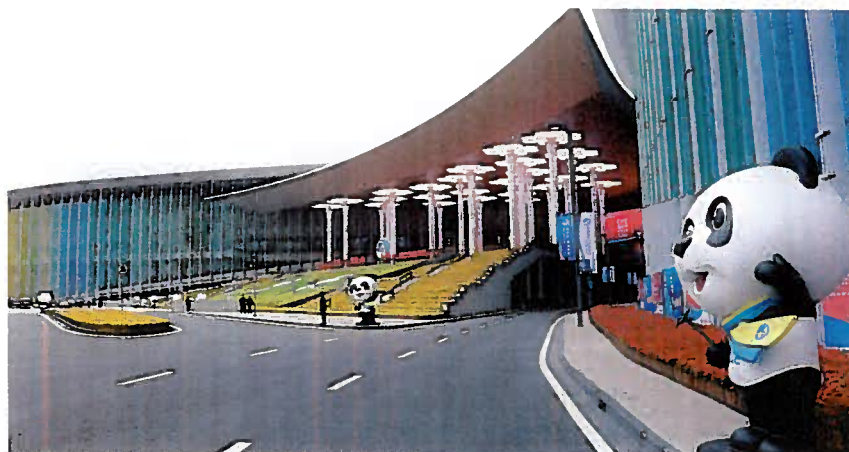
The 2nd China International Import Expo
Enterprise & Business Exhibition

新 时 代 共 享 未 来
NEW ERA SHARED FUTURE



参展邀请

Invitation



Chinese President Xi Jinping proposed that the CIIE is an event to be held on an annual basis, which will feature good performance, good results and continued success in the years to come, when delivering a speech at the Opening Ceremony of the First CIIE on November 5, 2018.

The CIIE, the world's first import-themed national-level exhibition, is a great innovation in the history of international trade. It is a significant move for the Chinese government to hold CIIE to give firm support to trade liberalization and economic globalization and actively open the Chinese market to the world. It facilitates countries and regions all over the world to strengthen economic and trade communication and cooperation, and to accelerate global trade and world economic growth in order to make the world economy more open.

The Chinese government sincerely welcomes government officials, business communities, exhibitors and buyers across the world to participate in CIIE and to explore the Chinese market. We would like to work with all countries, regions and international organizations to make CIIE a world-class Expo, providing new channels for countries and regions to do business, strengthen cooperation and promote common prosperity of the world economy and trade.

中国国际进口博览会

“办出水平、办出成效、越办越好”



2018年11月5日，中国国家主席习近平出席首届中国国际进口博览会开幕式并发表主旨演讲时表示，中国国际进口博览会不仅要年年办下去，而且要办出水平、办出成效、越办越好。

中国国际进口博览会，是迄今为止世界上第一个以进口为主题的国家级展会，是国际贸易发展史上一大创举。举办中国国际进口博览会是中国政府坚定支持贸易自由化和经济全球化、主动向世界开放市场的重大举措，有利于促进世界各国加强经贸交流合作，促进全球贸易和世界经济增长，推动开放型世界经济发展。

中国政府诚挚欢迎各国政要、工商界人士，以及参展商、专业采购商参展参会，拓展中国市场。我们愿同世界各国和国际组织一道，努力把中国国际进口博览会打造成国际一流的博览会，为各国开展贸易、加强合作开辟新渠道，促进世界经济和贸易共同繁荣。

展会亮点

Highlights

中国市场潜力巨大

Prospective Market of China

中国拥有全球最多的人口，是全球第二大经济体、第二大进口国和消费国。预计未来十五年，中国进口商品和服务将分别超过30万亿美元和10万亿美元。

With the world's largest population, China is the second largest economy, as well as the second largest importer and consumer in the world. Its total imports of goods and services are expected to exceed USD 30 trillion and USD 10 trillion respectively in the next 15 years.

政策措施力度进一步加大

More Supportive Policies and Measures

中国真诚地向各国开放市场，将进一步降低关税，提升通关便利化水平，消减进口环节制度性成本；并将持续放宽市场准入，落地各项相关措施。另外，将加大知识产权保护力度，保障展商权益等。

China is earnestly opening its market to other countries, reducing tariffs, facilitating customs clearance, minimizing institutional costs during import, broadening market access and putting related measures into place. In addition, IPR will be strengthened to safeguard exhibitors' rights and interests.

媒体广泛宣传

Extensive Media Publicity

广大媒体全程参与，通过前期预热报道、中期集中宣传、后期持续关注，使展会传播更广泛、成果更突出、亮点更多样、影响更深远。与此同时，参展企业及其参展新产品、新技术、新服务有机会通过媒体宣传得到社会各界及行业的广泛关注，为企业开拓中国市场增添新的动力，开辟新的平台。

Vast media involved to make the event spread widely with more and more prominent achievements, diversified highlights and profound influence via pre-heating reports, mid-concentrated publicity and post-continuous promotion. Meanwhile, exhibitors together with their new products, technologies and services may get concerned from the whole society and industries via media publicity. On the ground of that, these enterprises will get new engines and platforms to expand Chinese market.

上海优势突出

Favorable Advantages of Shanghai

上海区位优势突出，经济实力雄厚，服务行业发达，具有全球资源配置能力。上海港集装箱吞吐量连续八年位居世界第一。

Shanghai enjoys favorable location advantage, great economic strength, well-developed service industries and the ability to allocate global resources. The container throughput of Shanghai Port has been ranking the first place for eight consecutive years.

新产品新技术发布平台

A Platform to Release New Products and Technologies

中国国际进口博览会汇聚全球相关行业最有代表性的品牌企业，是企业展示首发产品、前沿技术不容错过的绝佳平台。

The CIIE gathers together the most representative brand enterprises from different industries worldwide, and it is a great platform for exhibits to make their debut and for cutting-edge technologies to show their capabilities.

采购需求强劲，专业采购商数量众多

Strong Purchase Demand, Numerous Buyers

各省、自治区、直辖市、计划单列市及新疆生产建设兵团，中央企业组建交易团到会，交易团将邀请当地或所辖企业中有采购需求的单位参加；加大组织力度，邀请第三国客商到会采购。

Trade delegations from provinces, autonomous regions, municipalities directly under the Central Government, cities specifically designated in the state plan and Xinjiang Production and Construction Group, and central enterprises will invite local or subordinate units, which have purchase demand, to attend the CIIE. The CIIE will also take measures to invite buyers from other countries to the Expo.

配套活动精彩纷呈

Various Supporting Activities

将继续举办展前供需对接会；引导和支持各类主体在展中举办政策解读会、行业研讨会、产品发布会等配套活动，丰富展会功能、提升展会价值、促进展会成交。

The CIIE will hold pre-expo supply-demand matchmaking conferences; guide and support varied organizations to host policy interpretation meetings, seminars, product launches and

首届展会回顾

Review of the First CIIE

\$57,830,000,000+

The Cumulative Intended Turnover Reached (Within A Year)
现场意向成交金额(按一年计)

270,000m²

Scale of Enterprise & Business Exhibition
企业商业展面积

400,000+

Domestic Buyers
境内采购商

5,000+

Exhibits Made Their Debut in China
首次亮相中国展品

151

Countries and Regions Exhibiting
参展国家和地区

6,200+

Overseas Buyers
境外采购商

300+

New Released Products and Technologies
新产品新技术首发

3,617

Exhibitors
参展商

37

Provincial Trade Delegations
地方交易团

370+

Supporting Activities
配套活动

220+

Exhibitors of Fortune Global 500
Companies and Industrial Leaders
世界500强和行业龙头参展

Trade Delegations of Central Enterprises
Trade Delegations of the National
Health Commission
中央企业交易团
国家卫生健康委交易团

4+100

4 Large Comprehensive Service Centers
Nearly 100 Service Counters
4个大型综合服务区近100个服务点

境外嘉宾

Overseas Guests

共接待了来自90多个国家（地区）、5个世界性国际组织等境外部长级以上政要参观团120多个，到场参观嘉宾包括捷克总统泽曼、格鲁吉亚总理巴赫塔泽、匈牙利总理欧尔班、俄罗斯总理梅德韦杰夫、越南总理阮春福、英国约克公爵安德鲁王子等多位国家元首和政要。

More than 120 overseas delegations of political leaders above the ministerial level from over 90 countries (or regions) and 5 international organizations participated in the CIIE. The attending guests included Miloš Zeman, President of the Czech Republic, Mamuka Bakhtadze, Prime Minister of Georgia, Viktor Orban, Prime Minister of the Hungarian, Dmitry Medvedev, Prime Minister of the Russian Federation, Nguyễn Xuân Phúc, Prime Minister of the Socialist Republic of Vietnam, Prince Andrew, the Duke of York of UK and many heads of states and politicians from other countries.



首届展会回顾

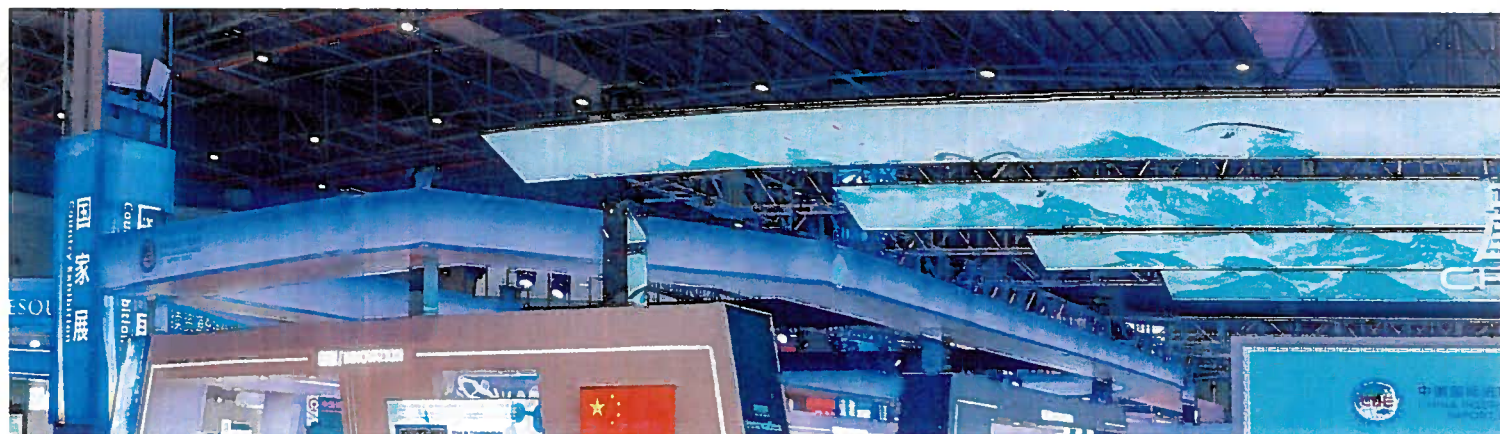
Review of the First CIIE

境内嘉宾

Domestic Guests

共接待了副部级以上领导参观团组近60个，包括党中央、国务院领导，各省（自治区、直辖市）党委和人民政府负责人，中央有关部门负责人达数百名，各地各级政府负责人上千名。

Nearly 60 Chinese delegations of political leaders above the deputy ministerial level participated in the Enterprise & Business Exhibition, including the leaders of the CPC Central Committee and the State Council, the heads of party committees and people's governments of provinces (or autonomous regions and municipalities under the direct administration of central government), hundreds of heads of the relevant departments in the central government and thousands of heads of local governments at all levels.



媒体聚焦

Media Focus

中国国际进口博览会吸引了来自70多个国家（地区）近700家媒体，共计4100余名中外媒体记者参会报道。人民日报、新华社、中央广播电视总台、SMG等中央和地方各类媒体全力参与，俄罗斯国际新闻通讯社等300多家国外及港澳台媒体积极报道，全方位多角度呈现首届进口博览会盛况。

The CIIE attracted nearly 700 media outlets from over 70 countries and regions, and a total of more than 4,100 domestic and foreign journalists to report the Expo. The People's Daily, Xinhua News Agency, China Media Group, SMG and other central and local media outlets participated in the Expo, and no less than 300 media including RIA Novosti from foreign countries, and Media from China's Hong Kong and Macao Special Administrative Regions as well as Taiwan actively reported the event. Thanks to their efforts, the world comprehensively understood the grand occasion of the first CIIE from multiple perspectives.

配套活动

Supporting Activities

中国国际进口博览会着力推进供需对接、贸易撮合，帮助参展商和采购商加强展前展中成交。

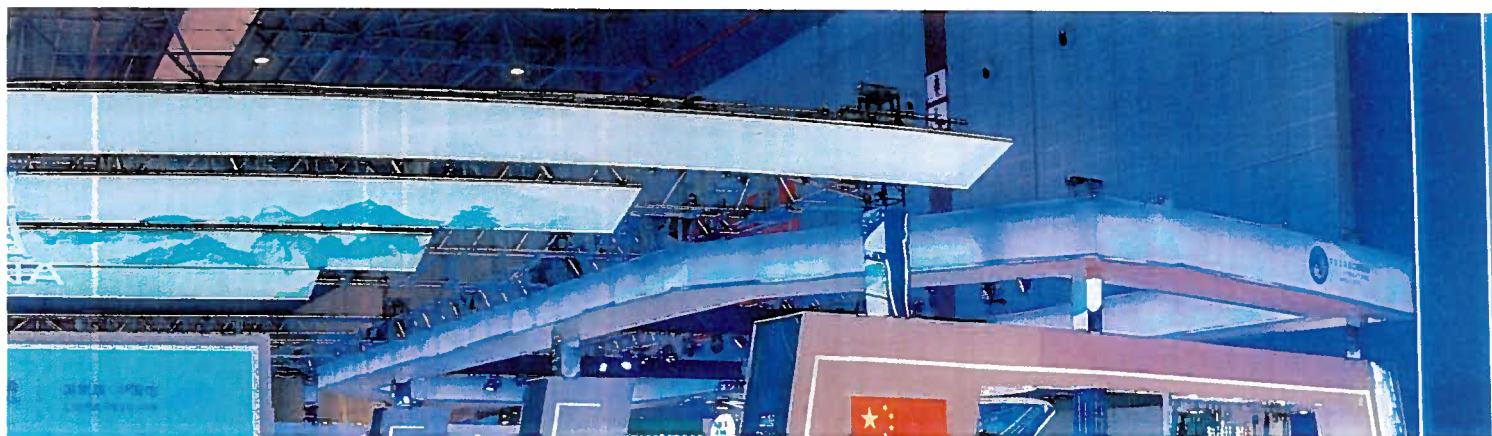
来自82个国家（地区）的1178家参展商、2462家采购商参加了展会现场供需对接会，其中601对参展商和采购商达成了进一步实地考察意向，657对参展商和采购商达成意向成交。

展会期间，370多场配套活动聚焦权威政策发布、国际经贸形势分析、企业新品发布、采购签约、需求发布等。

The CIIE will play its role in matching supply and demand, while assisting exhibitors and buyers in striking deals before and during the expo.

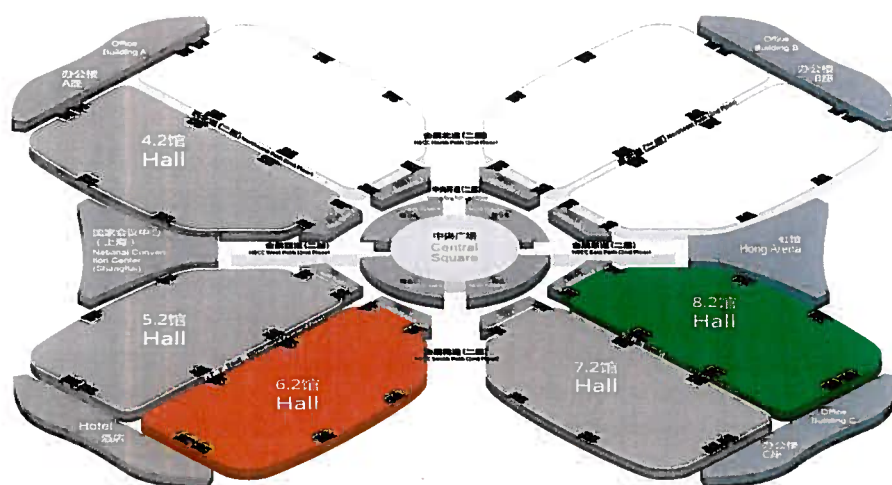
1,178 exhibitors from 82 countries and regions and 2,462 buyers attended on-site supply-demand matchmaking conference, of which 601 and 657 pairs of them agreed to make field visits and struck intentional deals respectively.

During the Expo, around 370 supporting activities focused on releases of authoritative policies, analyses on international economic and trading situation, product launches, signing ceremonies and demand releases.



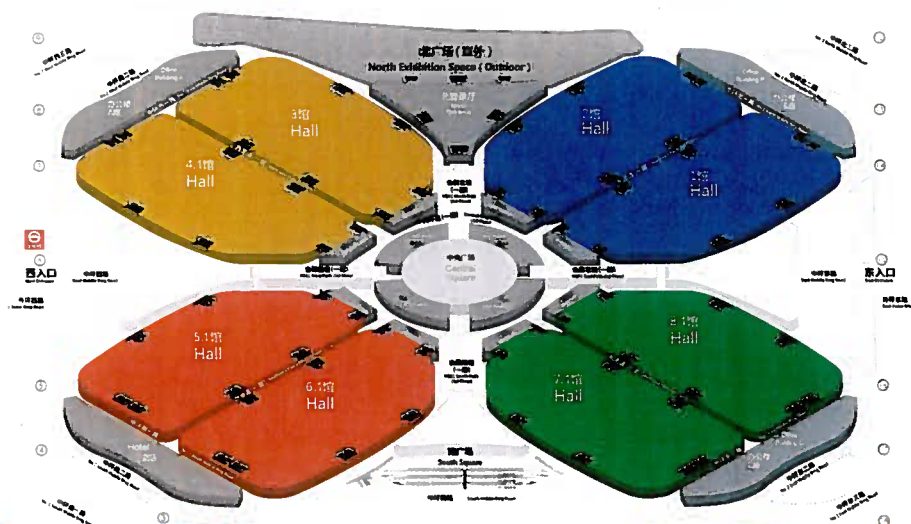
企业商业展布局

Layout of Enterprise & Business Exhibition



二层展厅

EXHIBITION HALL (2F)



一层展厅

EXHIBITION HALL (1F)

1 馆 科技生活展区

Sci-tech Life

智能家居、智能家电、生活电器、服务机器人、在线娱乐、可穿戴设备、数码影音、高清显示、运动科技等

Smart Homes, Smart Home Appliances, Appliances, Service Robots, Online Entertainment, Wearable Devices, Digital Video and Audio, HD Displays, Sports Technology, etc.

2 馆 汽车展区

Automobile

高端品牌汽车、新能源技术及产品、汽车设计及新概念产品、智能驾驶汽车与技术、汽车零部件、汽车附件、汽车测量测试及诊断装备、汽车维修养护设备及用品、房车等

High-end Big Brand Cars, New Energy Technologies and Products, Auto Design And New-concept Products, Intelligent Driving Vehicles and Technologies, Auto Parts and Components, Auto Accessories, Auto Measuring, Testing and Diagnostic Equipment, Auto Repair and Maintenance Equipment and Supplies, RV, etc.

3 馆 4.1 馆 室外 装备展区

Hall

Hall

Outdoor

Equipment

3馆 (高端装备): 材料加工及成型装备、航空航天装备、能源技术装备、交通运输装备等

4.1馆 (智造及解决方案): 自动化、工业机器人、全方位解决方案、集成电路芯片等

室外: 工程机械、农用机械、施工机械、建材机械、矿山机械、全地形工程车辆、特种车辆及服务配套等

3 Hall (High-End Equipment): Materials Processing and Molding Equipment, Aerospace Equipment, Energy Technology Equipment, Transportation Equipment, etc.

4.1 Hall (Intelligent Manufacturing & Solutions): Automation, Industrial Robots, Comprehensive Solutions, Integrated Circuit Chips, etc.

Outdoor: Engineering Machinery, Agricultural Machinery, Construction Machinery, Building Materials Machinery, Mining Machinery, All-terrain Engineering Vehicles, Special-purpose Vehicles and Supporting Services, etc.

企业商业展展位价格

Booth Rates of Enterprise & Business Exhibition

室内展馆展位价格

Indoor Booth Rates

光地：300美元/平方米或人民币2000元/平方米
(36平方米起)

标准展位：3000美元/个或人民币20000元/个
(9平方米)

Raw Space: USD 300 / m² or CNY 2,000 / m²
(minimum 36 m²)

Standard Booth: USD 3,000 / 9 m² or CNY 20,000 / 9 m²

室外展场展位价格

Outdoor Booth Rates

光地：200美元/平方米或人民币1300元/平方米
(36平方米起)

Raw Space: USD 200 / m² or CNY 1,300 / m²
(minimum 36 m²)

*2019年1月31日之前(含)签订参展合同,且承诺首付款比例不低于50%(含)的参展企业,可享受8折优惠。

*Exhibitors signing the participation contract before January 31, 2019 and the advance payment no less than 50% will get a 20% discount.

报名截止日期：2019年4月30日

Booking Deadline: April 30, 2019

5.1馆 医疗器械及医药保健展区

Hall Medical Equipment & Health Care Products

医疗设备及器械、药品、健康及保健品、传统医学产品、医美产品、养老与康复、制药机械与设备、科学仪器设备及相关服务、医疗器械设计及软件、医疗服务等

Medical Equipment and Devices, Pharmaceuticals, Health and Health Care Products, Traditional Medical Products, Medical Cosmetics, Senior Care and Rehabilitation Services, Pharmaceutical Machinery and Equipment, Scientific Instruments, Equipment and Related Services, Medical Device Design and Software, Medical Services, etc.

6.1馆 6.2馆 品质生活展区

Hall Hall Quality Life

美妆日化、母婴用品、体育用品、户外体育及休闲用品、宠物食品及用品、饰品、玩具、礼品及文创产品、家具及家居用品、服装服饰及配件、箱包、鞋、珠宝首饰、钟表、艺术品等;设立高端消费品专区

Beauty and Cosmetic Products, Maternal and Infant Products, Sports Goods, Outdoor Sports and Entertainment Goods, Pet Foods and Supplies, Accessories, Toys, Gifts and Creative Cultural Products, Furniture and Household Supplies, Clothing and Accessories, Bags and Suitcases, Shoes, Jewelry and Ornaments, Timepiece, Artworks, etc. To set up a special exhibition area for high-end consumer goods.

7.1馆 服务贸易展区

Hall Trade in Services

金融服务、物流服务、文化服务、教育服务、旅游服务、综合服务 etc.
Financial Services, Logistics Services, Cultural Services, Education Services, Tourism Services, Comprehensive Services, etc.

8.1馆 8.2馆 食品及农产品展区

Hall Food and Agricultural Products

蔬果、肉制品、水产品、饮料及酒类、乳制品、休闲食品、调味品、甜食、农产品、综合食品类等

Fruits and Vegetables, Meat, Seafood, Beverage and Liquor, Dairy Products, Snack Foods, Condiments, Sweets, Agricultural Products, Synthetic Foods, etc.

展馆介绍

Introduction of the Venue

国家会展中心（上海）总建筑面积近150万平方米，是目前世界上面积最大的建筑单体和会展综合体。它由展览场馆、商业中心、办公楼、酒店四部分构成，通过8米标高的会展大道联成一体，人们可便捷地穿越其中。

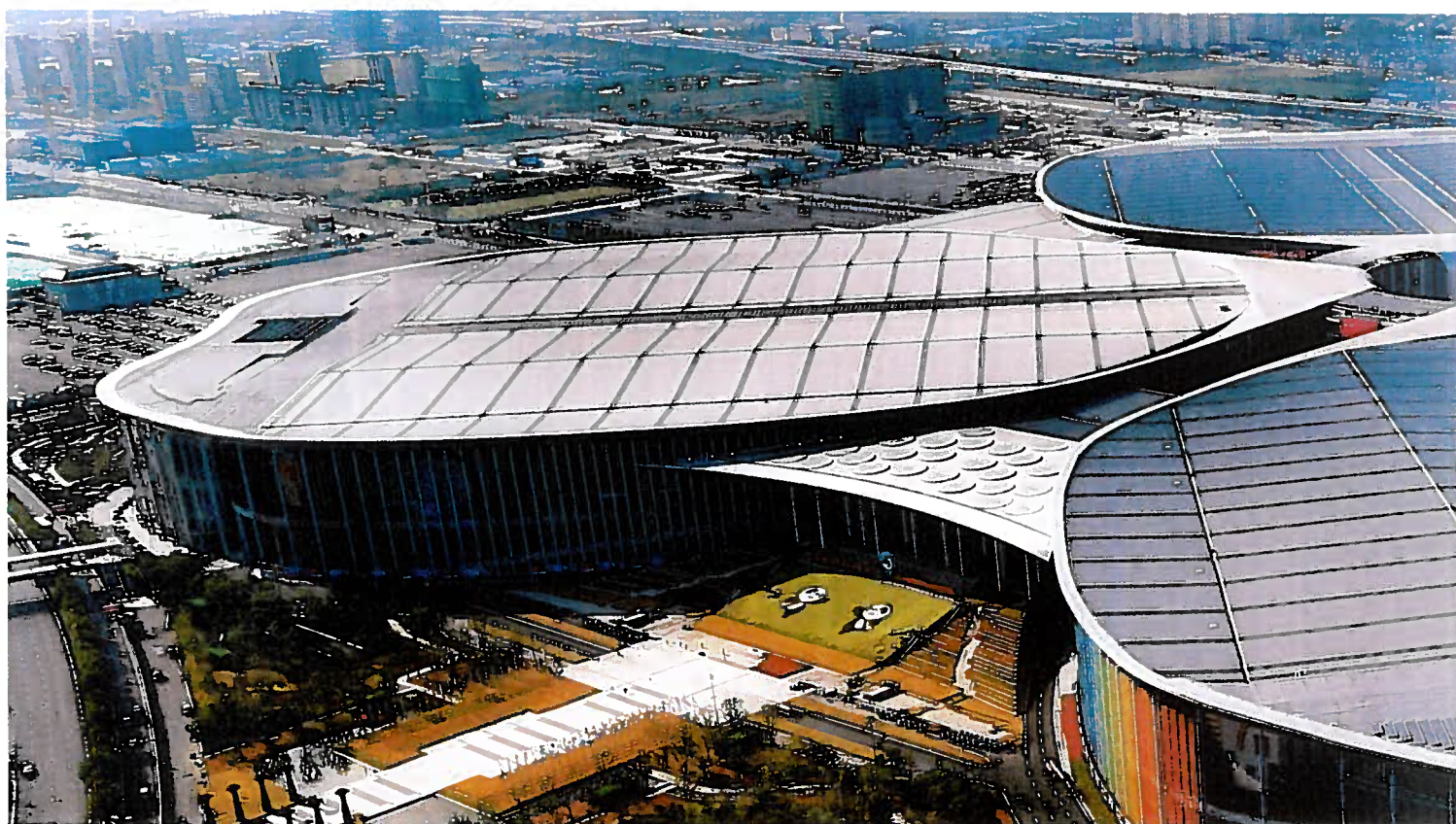
国家会展中心（上海）可展览面积50万平方米，包括40万平方米的室内展厅和10万平方米的室外展场，货车均可直达展厅。展馆拥有充足的会议场地，能满足规模不等的各类会议及活动需求。

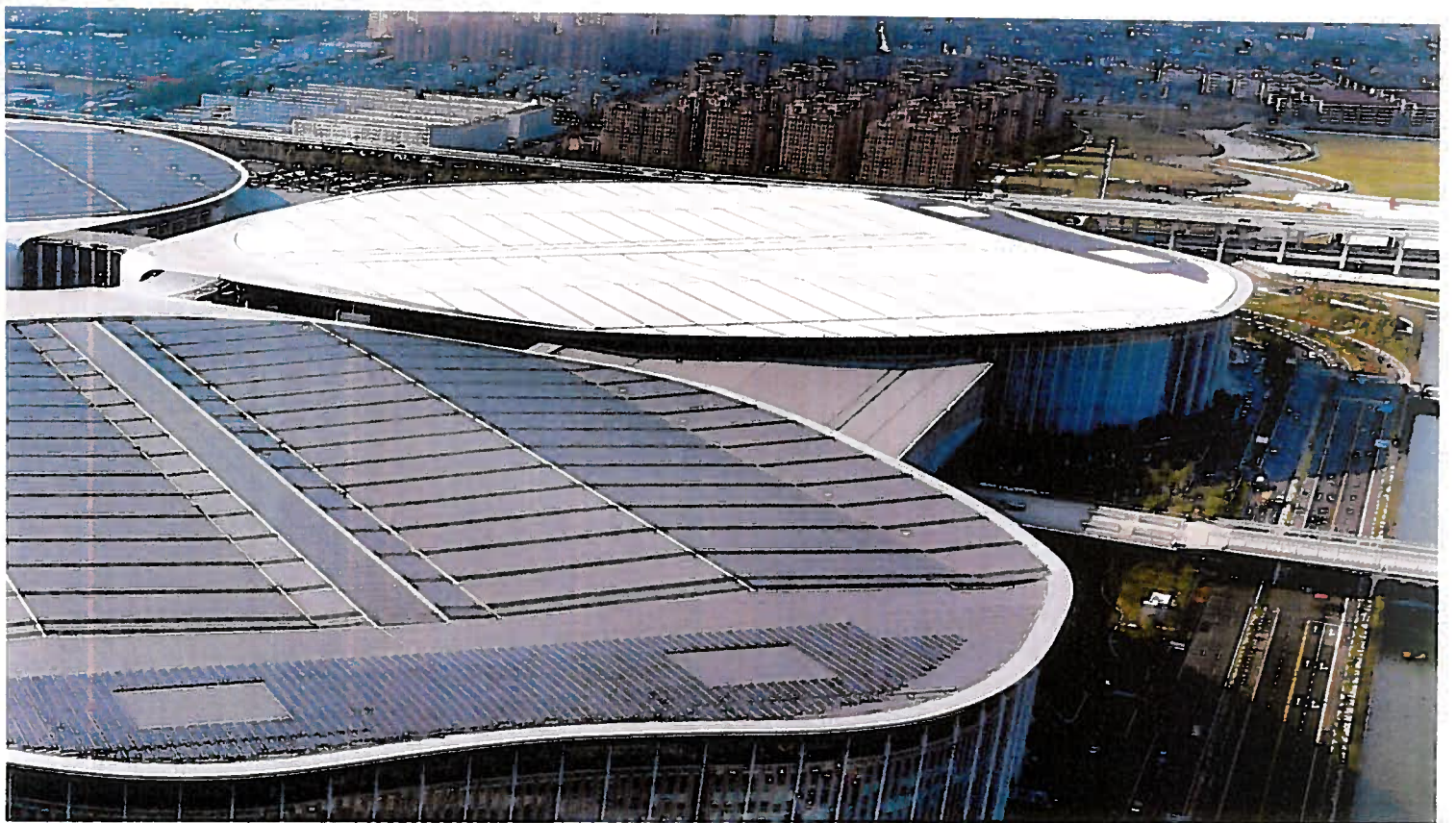
国家会展中心（上海）位于上海虹桥商务区核心区，与虹桥交通枢纽的直线距离仅1.5公里，通过地铁与虹桥高铁站、虹桥机场紧密相连。周边高速公路网络四通八达，2小时内可到达长三角各重要城市，交通十分便利。

National Exhibition and Convention Center (Shanghai) is the world's largest single block building and exhibition complex with a total construction area of nearly 1.5 million m². Facilities at NECC (Shanghai) include exhibition halls, the commercial plaza, office buildings and a hotel. These four facilities are linked together by an 8-meter-high elevated Exhibition Boulevard so that people can easily traverse these functional areas.

NECC (Shanghai) has a total area of 500,000 m², including 400,000 m² indoor exhibition halls and 100,000 m² outdoor area, all halls are accessible by trucks. The venue contains sufficient conference space, which meets the demand of variety of events and activities.

1.5 km away from Hongqiao Transportation Hub, NECC (Shanghai) is linked to Hongqiao Airport and Hongqiao Railway Station by the city's metro line. Because of the convenient national expressway network, the major cities in the Yangtze River Delta region are easily reachable within 2 hours.





报名方式

请联系我们，尽快预订您的展位。

- 在中国国际进口博览会官方网站 (www.ciie.org) 上进行在线提交
- 发送参展申请邮件至 ciie2019@ciie.org

联系我们

中国国际进口博览局

国家会展中心 (上海)

地址：中国上海市崧泽大道 333 号

电话：+86-21-67008870/67008988

传真：+86-21-67008811

网址：www.ciie.org

Booth Booking

Please contact us and book your booth as soon as possible.

- Submit online at the CIIE official website (www.ciie.org)
- Send the application email to ciie2019@ciie.org

Contact Us

China International Import Expo Bureau

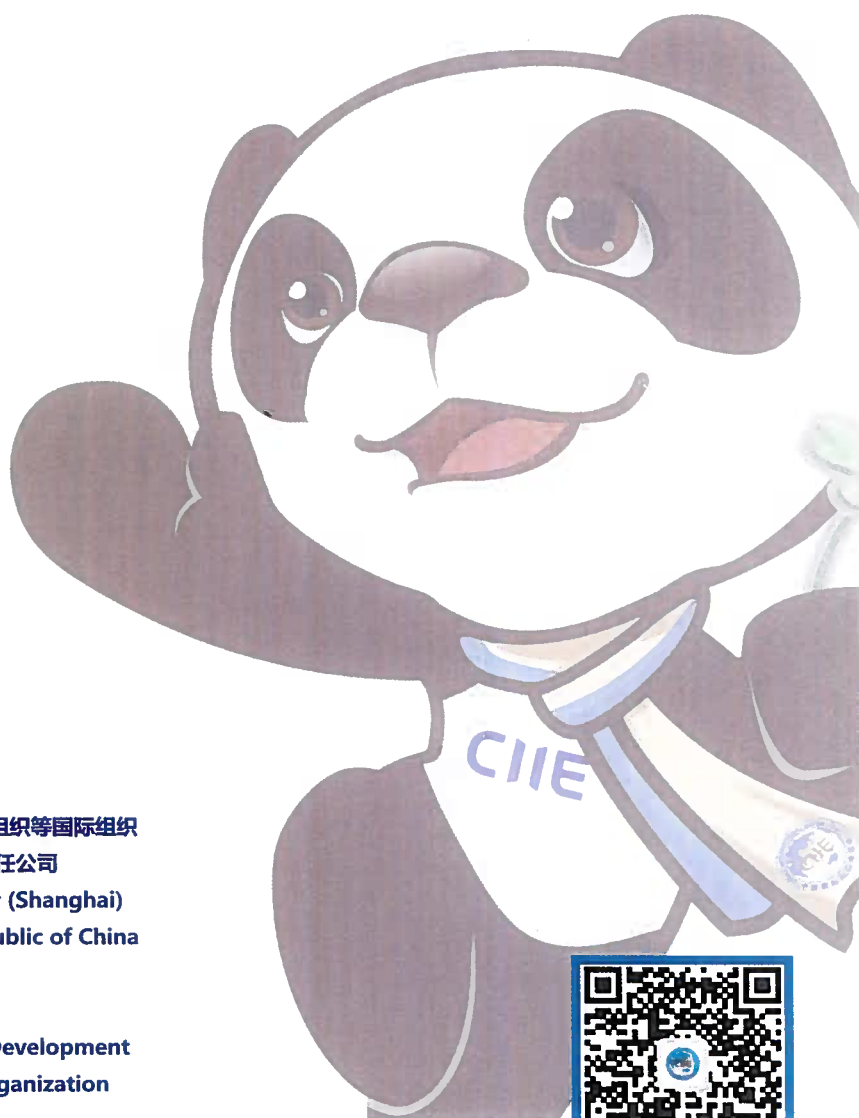
National Exhibition and Convention Center (Shanghai)

Address: 333 Songze Avenue, Shanghai, China

Hotline: + 86-21-67008870/67008988

Fax: +86-21-67008811

Website: www.ciie.org



举办地点：国家会展中心 (上海)

主办单位：中华人民共和国商务部 上海市人民政府

合作单位：世界贸易组织 联合国贸易和发展会议 联合国工发组织等国际组织

承办单位：中国国际进口博览局 国家会展中心 (上海) 有限责任公司

Venue : National Exhibition and Convention Center (Shanghai)

Hosts : Ministry of Commerce of the People's Republic of China
Shanghai Municipal People's Government

Partners : World Trade Organization
United Nations Conference on Trade and Development
United Nations Industrial Development Organization

Organizers : China International Import Expo Bureau