

## Development Services Committee Minutes

**Meeting Number 10**  
**May 13, 2019, 9:30 AM - 3:00 PM**  
**Council Chamber**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li (arrived at 10:25 PM) Regional Councillor Jim Jones (left at 12:22 PM) Councillor Keith Irish	Councillor Alan Ho (left at 2:03 PM and returned at 2:20 PM) Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci (arrived at 10:22 AM) Councillor Khalid Usman
Regrets	Councillor Isa Lee	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Brenda Librecz, Commissioner, Community & Fire Services Catherine Conrad, City Solicitor & Acting Director, Human Resources Bryan Frois, Chief of Staff Biju Karumanchery, Director, Planning Council/Committee Coordinator & Urban Design	Ron Blake, Senior Manager, Development Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Lilli Duoba, Manager, Natural Heritage Regan Hutcheson, Manager, Heritage Eric Lariviere, Manager, Flato Markham Theatre 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 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Deputy Mayor Don Hamilton assumed the Chair at 10:36 AM for Transportation and Infrastructure items, No. 9.1. Regional Councillor Jim Jones reassumed the Chair at 11:57 AM.

The Development Services Committee recessed at 12:22 PM and reconvened at 1:19 PM.

Councillor Keith Irish assumed the Chair at 1:19 PM. Councillor Khalid Usman assumed the Chair at 2:23 PM for Culture and Economic Development items, No. 11.2. Councillor Keith Irish reassumed the Chair at 2:33 PM.

**2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**3. APPROVAL OF PREVIOUS MINUTES**

**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 29, 2019  
(10.0)**

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jack Heath

1. That the minutes of the Development Services Committee meeting held April 29, 2019, be confirmed.

**Carried**

**4. DEPUTATIONS**

There were no deputations.

**5. COMMUNICATIONS**

There were no communications.

**6. PETITIONS**

There were no petitions.

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

**7.1 HERITAGE MARKHAM COMMITTEE MINUTES – APRIL 10, 2019  
(16.11)**

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the minutes of the Heritage Markham Committee meeting held April 10, 2019, be received for information purposes.

**Carried**

**7.2 INFORMATION REPORT 2019 FIRST QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)**

The Committee discussed the inclusion of Imran Khan Niazi Road in the Street and Park Name Reserve List. It was suggested that this matter be discussed at a future Development Services Committee meeting.

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the report titled 'Information Report 2019 First 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, **as amended at the May 13, 2019 Development Services Committee Meeting."**

**Carried**

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

1. **That the proposed recommendation of Imran Khan Niazi Road in the Street and Park Name Reserve List be deferred to a future Development Services Committee meeting for further consideration.**

**Carried**

**7.3 PRELIMINARY REPORT-GARDEN HOMES (MARKHAM) INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT A TOWNHOUSE DEVELOPMENT - 73 MAIN STREET SOUTH, MARKHAM VILLAGE (10.3, 10.5, 10.7, 10.6)**

P. Wokral, ext. 7955

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the report titled “PRELIMINARY REPORT, Garden Homes (Markham) Inc. Applications for an Official Plan Amendment and Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit a Townhouse Development, 73 Main Street South, Markham Village, Files OP 15 108135, ZA 15 108135, SU 17157341 and SC 17 157341,” dated May 13, 2019, be received; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.4 PRELIMINARY REPORT, SASSON CONSTRUCTION INC., ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT HIGH DENSITY MIXED USE DEVELOPMENT AT 9351-9399 MARKHAM ROAD, WARD 5, FILE NO: ZA 18 140091 (10.5)**

S. Muradali, ext. 2008

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the report titled “PRELIMINARY REPORT, Sasson Construction Inc., Zoning By-law Amendment application to permit high density mixed use development at 9351-9399 Markham Road, Ward 5, File No: ZA 18 140091”, be received.

**Carried**

**7.5 PRELIMINARY REPORT, BUR OAK (ARH) DEVELOPMENTS INC., ZONING BY-LAW AMENDMENT TO PERMIT A 20-STOREY APARTMENT BUILDING A 1709 BUR OAK AVENUE (SOUTH-WEST CORNER OF BUR OAK AVENUE AND MARKHAM ROAD), WARD 4, FILE NO: ZA 258912 (10.5)**

S. Muradali, ext. 2008

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the report titled “PRELIMINARY REPORT, Bur Oak (ARH) Developments Inc., Zoning By-law Amendment application to permit a 20-

storey apartment building at 1709 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road), Ward 4, File No: ZA 18 258912”, be received.

**Carried**

## **8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 PROVINCIAL CONSULTATION ON MODERNIZING CONSERVATION AUTHORITY OPERATIONS AND FOCUSING CONSERVATION AUTHORITY DEVELOPMENT PERMITS ON THE PROTECTION OF PEOPLE AND PROPERTY (10.0)**

Lilli Duoba, Manager, Natural Heritage, delivered a PowerPoint presentation entitled "Provincial Consultation on Modernizing Conservation Authority Operations and Focusing Conservation Authority Development Permits on the Protection of People and Property."

There was discussion on the potential implications of the proposed reduction in Provincial funding to the operations of Conservation Authorities and the funding responsibilities on municipalities. The Committee noted that more information is needed to understand the implications of the proposed Provincial funding reductions in context with the new focused mandates of Conservation Authorities. It was also noted that clarification is required from the Province on what agencies are expected to assume the additional responsibilities and activities currently performed by Conservation Authorities.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

1. That the presentation entitled ‘Provincial Consultation on Modernizing Conservation Authority Operations and Focusing Conservation Authority Development Permits on the Protection of People and Property be received’; and,
2. That the presentation entitled ‘Provincial Consultation on Modernizing Conservation Authority Operations and Focusing Conservation Authority Development Permits on the Protection of People and Property’ form the basis of staff comments to the Province in response to ERO 013-5018 and ERO 013-4992; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

## **9. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

### **9.1 YRRTC PRESENTATION: YONGE SUBWAY EXTENSION, VIVANEXT, CORNELL BUS TERMINAL AND BUS RAPID TRANSIT (5.14)**

Arvin Prasad, Commissioner, Development Services, welcomed Mary-Frances Turner, President, York Region Rapid Transit Corporation to the City of Markham and introduced the item.

Mary-Frances Turner, President, York Region Rapid Transit Corporation, delivered a PowerPoint presentation entitled “Yonge Subway Extension, vivaNEXT, Cornell Bus Terminal and Bus Rapid Transit.”

The Committee discussed the following relative to the presentation:

- potential parking infiltration into local streets surrounding the Cornell Bus Terminal resulting from the absence of dedicated commuter parking facilities
- opportunities and strategies for providing first mile/last mile connections to the Cornell Bus Terminal
- opportunities for shared parking accommodations surrounding the Cornell Bus Terminal
- strategies for effectively managing subway construction and anticipated development along the Yonge Street corridor while mitigating disruption to the community
- potential financial mechanisms for funding the Yonge Subway Extension through intensification along the Yonge Street corridor
- potential financial participation by the Federal government in funding the construction of the Yonge Street Extension
- objectives and timetable for Major Mackenzie Drive
- potential extension of Steeles Avenue Bus Rapid Transit corridor to Markham Road
- potential financial incentives for facilitating development of infrastructure along the Yonge Street corridor, such as tax increment financing

- need for financial support from the Federal and Provincial governments to fund the Yonge Street Extension.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Khalid Usman

1. That the presentation by York Region Rapid Transit Corporation on the Yonge Subway Extension, vivaNext Plan, Cornell Bus Terminal Update and Bus Rapid Transit be received.

**Carried**

## **10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **10.1 INFORMATION REPORT 1107656 ONTARIO INC. (TIMES GROUP INC.) BLOCK 45, PLAN 65M-3266, LEITCHCROFT-GALLERIA LANDS, SOUTH-EAST CORNER OF HIGHWAY 7 AND SOUTH PARK ROAD**

#### **REVISED PLANS FOR A PROPOSED CONDOMINIUM APARTMENT DEVELOPMENT (WARD 8), FILE NO. SC 17 137260 (10.6)**

Ron Blake, Senior Manager, Development, addressed the Committee and provided a brief overview of the application history, including revisions made to the original application endorsed in principle by Development Services Committee.

Lincoln Lo, Malone Given Parsons, consultant for the applicant, addressed the Committee and delivered a presentation on the revised site plans for the proposed development. Mr. Lo noted that the applicant is continuing to work with Transport Canada and Nav Canada to obtain permission to exceed the height restrictions contained in the Toronto/Buttonville Airport Zoning Regulations. Mr. Lo also indicated that the revised application is to allow the applicant to begin underground construction, and that the applicant intends to submit a further revised site plan that reflects the building heights and unit count originally endorsed in principle by Committee upon receiving approval from Transport Canada.

The Committee recommended that the applicant be directed to notify existing and future purchasers of units in the proposed development of the potential increases in the ultimate building heights through all future purchase and sale agreements.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

1. That the staff report dated May 13, 2019 titled “INFORMATION REPORT 1107656 Ontario Inc. (Times Group Inc.) Block 45, Plan 65M-3266, Leitchcroft-Galleria Lands, south-east corner of Highway 7 and South Park Road, revised plans for a proposed condominium apartment development (Ward 8), File No. SC 17 137260;” be received; and,
2. That the presentation by representatives of 1107656 Ontario Inc. (Times Group Inc.) be received; and,
3. That Development Services Committee endorse, in principle, the revised plans attached; and,
4. That site plan endorsement and final approval be delegated to the Director of Planning and Urban Design; or delegate; and,
5. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and,
6. That the Region of York be advised that servicing allocation for 493 apartment units has been confirmed; and,
7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
8. **That the applicant be directed to inform existing and future purchasers of units in the proposed development that building heights may be increased from 24 to 34 and 37 storeys, and that the applicant include a provision in all agreements of purchase and sale executed after the date of this resolution notifying prospective purchasers of this potential change; and further,**
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.2 RECOMMENDATION REPORT - MARKHAM’S REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, CONSIDERATION OF REVISED NOTIFICATION PROCEDURES FOR A LISTED PROPERTY (16.11)**

Ron Blake, Senior Manager, Development, addressed the Committee and provided a brief overview of the staff report and the recommendations contained within the report.



There was discussion about the importance of balancing the rights of property owners with the collective community interest in preserving properties of heritage or cultural value. There was discussion about the potential implications to the value of properties listed on the Heritage Register, and the importance of involving affected property owners in the decision-making process.

Staff noted that prior notification could put cultural heritage resources at risk of an expedited demolition process. The Committee discussed whether the City could include a provision that would prevent the issuance of a demolition permit for a property being considered for placement on the Heritage Register until that decision has been made by Council. Committee was advised that staff will be reporting back on the draft legislation in support of Provincial amendments to the *Ontario Heritage Act* as part of Bill 108, which includes proposed amendments to the notification process related to the listing of a property, and that staff will take Committee's comments into account in preparing their report.

The Committee consented to refer the staff report and recommendations to the May 28, 2019 Council meeting for further consideration.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

1. **That where a new property is added to the Markham Register of Property of Cultural Heritage Value or Interest by Council in the future, the property owner be notified in writing after Council has approved the listing on the Heritage Register, and that such notification will include an educational package explaining the purpose and implications of being on the Register as a listed property.**

Lost

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Amanda Collucci

1. **That where a new property is being considered for placement on the Markham Register of Property of Cultural Heritage Value or Interest in the future, the property owner be notified in writing prior to consideration by Heritage Markham and Council.**

Lost

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Amanda Collucci

**That the following be referred to the May 28, 2019 Council agenda for consideration:**

1. That the report entitled “Recommendation Report, Markham’s Register of Property of Cultural Heritage Value or Interest, Consideration of Revised Notification Procedures for a Listed Property”, dated May 13, 2019, be received; and,
2. Where a new property is added to the Markham Register of Property of Cultural Heritage Value or Interest by Council in the future, the property owner be notified in writing, and that such notification will include an educational package explaining the purpose and implications of being on the Register as a listed property; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES**

**11.1 AMENDMENT TO ENTERPRISE BOULEVARD CONSTRUCTION AGREEMENT AND ASSUMPTION OF ENTERPRISE BOULEVARD (WARD 3) (5.0)**

There was no discussion on this item.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Reid McAlpine

1. That the report entitled “Amendment to Enterprise Boulevard Construction Agreement and Assumption of Enterprise Boulevard (Ward 3)” be received; and,
2. That Council revise the obligation for Ruland Properties Inc. to install the streetscape improvements along Enterprise Boulevard (“Enterprise”) as part of the Enterprise Boulevard Construction Agreement between Ruland Properties Inc. and the Corporation of the Town of Markham (2005) (“Agreement”) to include that obligation as a part of future site plan applications, and return any existing letters of credit for streetscape improvements to Ruland Properties Inc.; and,

3. That the Mayor and Clerk be authorized to execute an Amendment to the Agreement (“Amendment Agreement”) based on the terms and conditions described in this report, and to the satisfaction of the Director of Engineering and the City Solicitor; and,
4. That Council, upon Ruland Properties Inc. executing the Amendment Agreement, assume Enterprise Boulevard as outlined in this report, and pass any necessary bylaws for traffic control, parking restrictions and speed limits; and further,
5. That staff be directed to do all things necessary to give effect to this resolution.

**Carried**

## **12. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

### **12.1 FLATO MARKHAM THEATRE BRAND STRATEGY – A NEW AND FRESH IDENTITY (6.2)**

Stephen Chait, Director, Economic Development, Culture & Entrepreneurship, introduced the staff report.

There was discussion on the design of the new Flato Markham Theatre logo and its relationship to the vision and identity of the Theatre.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the report “Flato Markham Theatre Brand Strategy – A New and Fresh Identity” be received; and,
2. That Council approve the new logo and brand strategy; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **13. MOTIONS**

There were no motions.

**14. NOTICES OF MOTION**

There were no notices of motion.

**15. NEW/OTHER BUSINESS****15.1 TRAFFIC CALMING MEASURES ON LOCAL STREETS IN WARD 4**

Councillor Karen Rea addressed the Committee and stated concerns with reports from local residents of traffic infiltration and speeding occurring in the local streets immediately northeast of Highway 7 and Main Street Markham.

Councillor Rea inquired about potential traffic calming measures to ensure safe pedestrian travel in the area. Staff advised that they will consult with Councillor Rea to discuss the issues raised.

**16. ANNOUNCEMENTS**

There were no announcements.

**17. ADJOURNMENT**

Moved by Councillor Khalid Usman

Seconded by Councillor Alan Ho

1. That the Development Services Committee adjourn at 2:37 PM.

**Carried**