

## 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**