

## Development Services Committee Minutes

**Meeting Number 3**  
**February 10, 2020, 9:00 AM - 4:00 PM**  
**Council Chamber**

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath (arrived at 10:40 AM) Regional Councillor Joe Li (arrived at 10:32 AM) Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee (arrived at 9:41 AM)
Regrets	Mayor Frank Scarpitti	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services 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 Development Manager Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship Francesco Santaguida, Assistant City Solicitor Sandra Tam, Senior Business Development Officer Scott Chapman, Election & Council/Committee Coordinator

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### **1. CALL TO ORDER**

The Development Services Committee meeting convened at the hour of 9:16 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair. Deputy Mayor Don Hamilton assumed the Chair at 10:18 AM for Transportation and Infrastructure Issues, No. 11.1. Councillor Alan Ho assumed the Chair at 10:40 AM for Culture and Economic Development Issues, Nos. 9.1, 9.2, and 9.3. Regional Councillor Jim Jones re-assumed the Chair at 11:05 AM.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JANUARY 27, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Committee meeting held January 27, 2020, be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES (TRANSPORTATION WORKSHOP – EDUCATION & TRAINING SESSION) – JANUARY 22, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Special Development Services Committee (Transportation Workshop – Education & Training Session) meeting held January 22, 2020, be confirmed.

**Carried**

### **3.3 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JANUARY 21, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Public Meeting held January 21, 2020, be confirmed.

**Carried**

## **4. PRESENTATIONS**

Presentations were delivered for the following items:

- 9.1 - 30<sup>th</sup> World Haaka Conference;
- 9.2 - ACCE's 2019 Business Mission to China; and,
- 9.3 - Canada India Business Forum New Dehli and Mumbai.

Refer to the individual item for the presentation details.

## **5. DEPUTATIONS**

Deputations were given for the following items:

- 10.1 - King Square Limited (9390 Woodbine Avenue); and,
- 10.2 - Kingsberg Warden Developments Inc. (3882 Highway 7 East).

Refer to the individual item for the deputation details.

## **6. COMMUNICATIONS**

There were no communications.

## **7. PETITIONS**

There were no petitions.

## **8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 UNIONVILLE SUB-COMMITTEE MINUTES - JANUARY 23, 2020 (10.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

- 1. That the minutes of the Unionville Sub-Committee meeting held January 23, 2020, be received for information purposes.

**Carried**

### **8.2 PUBLIC ART ADVISORY COMMITTEE MINUTES - AUGUST 20, 2019 AND SEPTEMBER 25, 2019 (16.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

- 1. That the minutes of the Public Art Advisory Committee meetings held August 20, 2019 and September 25, 2019, be received for information purposes.

**Carried**

**8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES - SEPTEMBER 9, 2019, OCTOBER 28, 2019 AND DECEMBER 9, 2019 (16.0)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

1. That the minutes of the Varley-McKay Art Foundation of Markham meetings held September 9, 2019, October 28, 2019 and December 9, 2019, be received for information purposes.

**Carried**

**8.4 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - FEBRUARY 25, 2019, APRIL 29, 2019, MAY 27, 2019, SEPTEMBER 23, 2019, OCTOBER 28, 2019 AND NOVEMBER 25, 2019 (16.0)**

There was discussion regarding the City's advisory committee reporting procedure and a request to have advisory committee minutes forwarded to Development Services Committee on a more regular basis. There was also discussion regarding the details of the HVAC system replacement project identified under item #6.1 of the Flato Markham Theatre Advisory Board meeting minutes for November 25, 2019 (2019-2020 Capital Projects).

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Karen Rea

1. That the minutes of the Flato Markham Theatre Advisory Board meetings held February 25, 2019, April 29, 2019, May 27, 2019, September 23, 2019, October 28, 2019 and November 25, 2019, be received for information purposes.

**Carried**

**8.5 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES - MAY 16, 2019, JUNE 20, 2019, SEPTEMBER 19, 2019, OCTOBER 17, 2019, NOVEMBER 21, 2019 AND DECEMBER 12, 2019 (16.34)**

There was discussion in regard to item #7.2 of the Cycling Pedestrian Advisory Committee meeting minutes for December 12, 2019 (Intersection Signalization - Prioritization and List). Staff advised that they will consult with the local

councillors to confirm the prioritization of identified intersections warranting signalization.

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held May 16, 2019, June 20, 2019, September 19, 2019, October 17, 2019, November 21, 2019 and December 12, 2019, be received for information purposes.

**Carried**

## **9. PRESENTATIONS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

### **9.1 30TH WORLD HAKKA CONFERENCE, KUALA LUMPUR, MALAYSIA SUMMARY AND RESULTS (10.16)**

Sandra Tam, Senior Business Development Officer, Economic Development, delivered a presentation on the 30<sup>th</sup> World Haaka Conference in Kuala Lumpur, providing members with an overview of the conference meetings, key mission outcomes, and follow-up actions.

Regional Councillor Joe Li addressed the Committee and provided members with an update on the planning process for the 31<sup>st</sup> World Haaka Conference to be hosted in Markham in 2021.

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jack Heath

1. That the presentation entitled "30th World Hakka Conference, Kuala Lumpur, Malaysia Summary and Results", be received.

**Carried**

### **9.2 MARKHAM'S PARTICIPATION IN ACCE'S 2019 BUSINESS MISSION TO CHINA NOVEMBER 4-10, 2019 SUMMARY AND OUTCOMES (10.16)**

Sandra Tam, Senior Business Development Officer, Economic Development, delivered a presentation on the ACCE's 2019 Business Mission to China from November 4-10, 2019, providing members with an overview of the business mission activities, key outcomes, and follow-up actions.

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the presentation entitled "Markham's Participation in ACCE's 2019 Business Mission to China November 4-10, 2019 Summary and Outcomes", be received.

**Carried**

### **9.3 CANADA INDIA BUSINESS FORUM NEW DELHI AND MUMBAI - NOVEMBER, 2019 SUMMARY AND OUTCOMES (10.16)**

Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship, delivered a presentation on the Canada India Business Forum New Dehli and Mumbai in November 2019, including an overview of the conference meetings and events, key outcomes, and follow-up actions.

Moved by Regional Councillor Jack Heath  
Seconded by Councillor Khalid Usman

1. That the presentation entitled "Canada India Business Forum New Delhi and Mumbai - November, 2019 Summary and Outcomes" be received.

**Carried**

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

### **10.1 RECOMMENDATION REPORT AUTHORIZATION FOR SUBMISSION OF A MINOR VARIANCE APPLICATION BY KING SQUARE LIMITED ON THE LANDS MUNICIPALLY KNOWN AS 9390 WOODBINE AVENUE (WARD 2) (10.12)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided members of Committee with an overview of the staff report.

Sam Orrico, Markham resident, addressed the Committee in regard to this item.

There was discussion regarding the type of minor variance contemplated by the applicant for the subject lands. Staff confirmed that any minor variance application submitted will be subject to the standard application review process, including an evaluation by staff as to the appropriateness of the variance requested.

Moved by Deputy Mayor Don Hamilton  
Seconded by Councillor Karen Rea

1. That the report entitled “Authorization for Submission of a Minor Variance Application by King Square Limited on the lands municipally known as 9390 Woodbine Avenue (Ward 2)”, dated February 10, 2020, be received; and,
2. That in accordance with the provisions of subsections 45(1.4) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 2019-35, before the second anniversary of the day on which the by-law was approved by Council; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.2 RECOMMENDATION REPORT APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS SUBMITTED BY KINGSBERG WARDEN DEVELOPMENTS INC. TO PERMIT AN 8-STOREY, 91 UNIT RESIDENTIAL BUILDING ON THE LANDS MUNICIPALLY KNOWN AS 3882 HIGHWAY 7 EAST (WARD 3) (10.3, 10.5)**

Ron Blake, Senior Development Manager, Planning & Urban Design, introduced the staff report and provided members of Committee with an overview of the development application.

Kate Cooper, Bousfields, and John Chimienti, Graziani & Corazza Architects, consultants for the applicant, addressed the Committee and delivered a presentation on the development application, including an overview of the area context, conceptual site plan, proposed elevations, conceptual street-view renderings, sustainable design features, and revisions to the initial site plan concept following consultations with staff and members of the community.

David McBeth, Markham resident, addressed the Committee and expressed concerns with the development proposal, including potential impacts resulting from the proposed addition of a pedestrian access to Tenbury Drive. Mr. McBeth also expressed concerns regarding the height of the north portion of the proposed building and potential privacy impacts to residents of the adjacent single-detached dwellings. Mr. McBeth expressed further concerns that the area is subject to a high water table which may impact the feasibility of the proposed underground parking.

The Committee discussed the following relative to the development application:

- Feasibility of relocating the proposed vehicular access along Highway 7 to the eastern portion of the property;
- Consideration of wrought iron fencing along the frontage of the property;
- Proposed building setbacks and potential shadow impacts to neighbouring residences; and,
- Feasibility of providing for a pedestrian access through the site plan application process.

The Committee consented to amend the resolution proposed in the staff report to remove clause #4 granting the applicant an exemption from s. 45(1.3) of the *Planning Act*.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “RECOMMENDATION REPORT, Applications for Official Plan and Zoning By-law Amendments submitted by Kingsberg Warden Developments Inc. to permit an 8-storey, 91 unit residential building on the lands municipally known as 3882 Highway 7 East (Ward 3)”, dated February 10, 2020, be received; and,
2. That the Official Plan Amendment application submitted by Kingsberg Warden Developments Inc., to amend the 2014 Official Plan, be approved, and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Kingsberg Warden Developments Inc., to amend Zoning By-law 118-79, as amended, be approved and that the draft Zoning By-law Amendment attached as Appendix ‘B’ be finalized and enacted without further notice; and further,
4. 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 AWARD OF RFP 195-R-19 CONSULTING ENGINEERING SERVICES FOR A MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY FOR ELGIN MILLS ROAD FROM PRINCE REGENT STREET TO MCCOWAN ROAD (WARDS 2, 5 AND 6) (5.7)**



Brian Lee, Director, Engineering, introduced the item and provided members of Committee with an overview of the staff report.

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the report entitled “Award of RFP 195-R-19 Consulting Engineering Services for a Municipal Class Environmental Assessment Study for Elgin Mills Road from Prince Regent Street to McCowan Road (Wards 2, 5 and 6)”, be received; and,
2. That the Contract for RFP 195-R-19 Consulting Engineering Services for a Municipal Class Environmental Assessment Study for Elgin Mills Road from Prince Regent Street to McCowan Road be awarded to the highest ranked lowest priced bidder, Cole Engineering Group Limited in the amount of \$482,292.64, inclusive of HST; and,
3. That a 10% contingency in the amount of \$48,229.26, inclusive of HST, be established to cover any additional costs to deliver the Municipal Class EA Project and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That an allowance in the amount of \$61,056.00, inclusive of HST, be established for permits and additional fees that may be required as part of the study; and,
5. That the Engineering Department Capital Administration Fee in the amount of \$71,242.01, inclusive of HST, be transferred to Revenue Account 640-998-8871 (Capital Admin Fees); and,
6. That the project cost of \$662,819.91 (\$482,292.64 + \$48,229.26 + \$61,056.00 + \$71,242.01) inclusive of HST, be funded from capital account 640-101-5699-19033 (Elgin Mills Municipal Class Environmental Assessment Study) with budget available of \$567,000; and
7. That the budget shortfall in the amount of \$95,819.91 (\$567,000 - \$662,819.91) be funded from the Development Charges Reserve; and
8. That the Regional Municipality of York be informed of Council’s decision; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**12. MOTIONS**

There were no motions.

**13. NOTICES OF MOTION**

There were no notices of motion.

**14. NEW/OTHER BUSINESS**

There was no new / other business.

**15. ANNOUNCEMENTS**

There were no announcements.

**16. ADJOURNMENT**

Moved by Councillor Alan Ho  
Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 11:06 AM.

**Carried**