



Development Services Committee Minutes

September 5, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 15

All Members of Council

Development Services Issues

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Growth, Culture & Entrepreneurship Issues

Chair: Councillor Alex Chiu
Vice-Chair: Councillor Alan Ho

Transportation and Engineering Capital Projects Issues

Chair: Regional Councillor Joe Li
Vice-Chair: Regional Councillor Nirmala Armstrong

Attendance

Mayor Frank Scarpitti (arrived 9:24 a.m.)
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li (arrived 9:42 a.m.)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Amanda Collucci (arrived 9:24 a.m.)
Councillor Khalid Usman
Councillor Alex Chiu (arrived 9:42 a.m.)

Regrets

Councillor Colin Campbell

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Ron, Blake, Senior Development Manager
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Bryan Frois, Chief of Staff
Catherine Jay, Development Manager, North District
Christina Kakaflikas, Manager, Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Director of Engineering
Dave Miller, Manager, West District
Graham Seaman, Director, Sustainability Office
Alida Tari, Acting Manager, Access & Privacy

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alex Chiu assumed the Chair for Economic Growth, Culture & Entrepreneurship items, No. 19. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects items, No. 20.

Development Services Committee recessed at 10:48 a.m. and reconvened at 11:00 a.m.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 25, 2018 and June 26, 2018 (10.0)**
[June 25](#) [June 26](#)

Moved by Councillor Valerie Burke
Seconded by Councillor Alan Ho

That the minutes of the Development Services Committee meetings held June 25, 2018 and June 26, 2018, be confirmed.

Carried

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- June 19, 2018 (10.0)**
[Minutes](#)

Moved by Councillor Valerie Burke
Seconded by Councillor Alan Ho

That the minutes of the Development Services Public Meeting held June 19, 2018, be confirmed.

Carried

COMMUNICATIONS

There were no communications.

PETITIONS

There were no petitions.

3. HERITAGE MARKHAM COMMITTEE MINUTES
- June 13, 2018, July 11, 2018 and August 8, 2018 (16.11)
[June 13](#) [July 11](#) [Aug. 8](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

That the minutes of the Heritage Markham Committee meetings held June 13, 2018, July 11, 2018 and August 8, 2018, be received for information purposes.

Carried

4. MARKHAM SUB-COMMITTEE MINUTES
(CORNELL ROUGE NATIONAL URBAN PARK
GATEWAY STUDY)
- July 9, 2018 (10.0)
[Minutes](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

That the minutes of the Markham Sub-Committee (Cornell Rouge National Urban Park Gateway Study) meeting held July 9, 2018, be received for information purposes.

Carried

5. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- May 17, 2018 (16.34)
[Minutes](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held May 17, 2018, be received for information purposes.

Carried

**6. FLATO MARKHAM THEATRE
ADVISORY BOARD MINUTES
- February 26, 2018, March 26, 2018 and April 23, 2018 (16.0)**
[Feb. 26](#) [Mar. 26](#) [Apr. 23](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

That the minutes of the Flato Markham Theatre Advisory Board meetings held February 26, 2018, March 26, 2018 and April 23, 2018, be received for information purposes.

Carried

**7. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF MAY 1, 2018 TO JULY 20, 2018 (10.0)**
[Report](#)

The Committee thanked staff for the measures taken to mitigate the impacts of the pavement to increase the size of the parking lot at Bayview Glen Public School.

Councillor Karen Rea requested that staff provide her with a copy of the site plan application for Forest Bay Homes Limited. She also requested that staff investigate including a landscape buffer between the parking lot and existing residents for the Winterberry Developments Ltd (Bruno Baldassarra) c/o Armland Group.

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report entitled “Report on Incoming Planning Applications for the period of May 1, 2018 to July 20, 2018”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report; and,
- 2) That the correspondence from Paul Young be received.

Carried

**8. INFORMATION REPORT
2018 THIRD QUARTER UPDATE OF THE
STREET AND PARK NAME RESERVE LIST (10.14, 6.3)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report titled ‘Information Report 2018 Third 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

**9. PRELIMINARY REPORT
2412371 ONTARIO LIMITED (WYVIEW GROUP)
4121 HIGHWAY 7
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A TEMPORARY AUTOMOBILE STORAGE LOT
FILE: ZA 18 154593, WARD 3 (10.5)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report dated September 10, 2018 titled “PRELIMINARY REPORT, 2412371 Ontario Limited (Wyview Group), 4121 Highway 7 Application for zoning by-law amendment to permit a temporary car storage lot, (Ward 3), File No. ZA 18 154593,” be received.

Carried

**10. PRELIMINARY REPORT
THE LADIES GOLF CLUB OF TORONTO, C/O BOUSFIELDS INC.,
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW TO PERMIT A TWELVE (12) STOREY
RESIDENTIAL BUILDING AND A FOURTEEN (14) STOREY
RESIDENTIAL BUILDING ON THE EASTERN PORTION OF
LANDS MUNICIPALLY KNOWN AS 7859 YONGE STREET (WARD 1)
FILE NOS. OP 18 171600 AND ZA 18 171600 (10.3, 10.5)**

[Report](#)

Councillor Valerie Burke addressed the Committee to advise that she has received a lot of concerns from her constituents regarding this proposal that include loss of greenspace, increase in traffic congestion, and potential increase of water run off resulting in flooding.

Moved by Councillor Don Hamilton

Seconded by Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, The Ladies Golf Club of Toronto, C/O Bousfields Inc., Applications to amend the Official Plan and Zoning By-law to permit a twelve (12) storey residential building and a fourteen (14) storey residential building on the eastern portion of lands municipally known as 7859 Yonge Street, (Ward 1), File Nos. OP 18 171600 and ZA 18 171600” be received; and,
- 2) That the correspondence from Ms. E. Ellison, Jim Carruthers, Tim Jessop, Kanizehn Patel, Richardo Mashregi, Barbara Carruthers and Mia Poscente; be received.

Carried

**11. PRELIMINARY REPORT
FOREST HILL HOMES (CORNELL TOWNS) LTD.
PROPOSED ZONING BY-LAW AMENDMENT AND
SITE PLAN CONTROL APPLICATIONS TO PERMIT
75 CONDOMINIUM TOWNHOUSE DWELLINGS,
SOUTH SIDE OF RUSTLE WOODS AVENUE,
WEST OF CORNELL ROUGE BOULEVARD, WARD 5
FILES ZA/SC 12 111705 (10.6)**

[Report](#)

Moved by Councillor Don Hamilton

Seconded by Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, Forest Hill Homes (Cornell Towns) Ltd., Proposed Zoning By-law Amendment and Site Plan Control Applications to permit 75 condominium townhouse dwellings, South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard, Ward 5, Files ZA/SU 12 111705”, be received.

Carried

**12. PRELIMINARY REPORT
CITY-INITIATED OFFICIAL PLAN AMENDMENT
TO REDESIGNATE AND PROVIDE FOR
BUSINESS PARK EMPLOYMENT USES FOR A
PORTION OF THE LANDS AT 2780 19TH AVENUE (WARD 2)
FILE NO. OP 18 240585 (10.3)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report titled “Preliminary Report: City-initiated Official Plan Amendment to redesignate and provide for Business Park Employment uses for a portion of the lands at 2780 19th Avenue” be received.

Carried

**13. PRELIMINARY REPORT
GARDEN HOMES (MARKHAM) INC.
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS,
AND DRAFT PLAN OF SUBDIVISION AND SITE PLAN APPROVAL
APPLICATIONS FOR 11 TOWNHOUSES AND A SEMI-DETACHED
DWELLING AT 73 MAIN STREET SOUTH MARKHAM VILLAGE
WARD 4
FILES: OP 15 108135, ZA 15 108135, SU 17 157341 & SC 17 157341
(10.3, 10.5, 10.7 & 10.6)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report entitled “PRELIMINARY REPORT, Garden Homes (Markham) Inc., Proposed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision and Site Plan Approval applications for 11 townhouses and a semi-detached dwelling at 73 Main Street South, Markham Village, Files OP 15 108135, ZA 15 108135 & SU 17 157341 & SC 17 157341” dated September 5, 2018, be received.

Carried

- 14. PRELIMINARY REPORT
LINDWIDE DEVELOPMENTS (CORNELL) LIMITED
PROPOSED DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT APPLICATIONS TO
PERMIT 75 SINGLE DETACHED DWELLINGS,
271 TOWNHOUSE DWELLINGS, 204 STACKED TOWNHOUSE DWELLINGS,
HIGH RISE RESIDENTIAL, SENIORS HOUSING AND
EMPLOYMENT USES, SOUTH SIDE OF HIGHWAY 7
AND WEST SIDE OF DONALD COUSENS PARKWAY, WARD 5
FILES SU/ZA 18 154617 (10.7, 10.5)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, Lindwide Developments (Cornell) Limited, Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 75 single detached dwellings, 271 townhouse dwellings, 204 stacked townhouse dwellings, high rise residential, seniors housing and employment uses, south side of Highway 7 and west side of Donald Cousens Parkway, Ward 5, Files SU/ZA 18 154617”, be received.

Carried

- 15. UPDATE ON PROVINCIAL AND REGIONAL
HOUSING INITIATIVES (10.0)**
[Report](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the report entitled “Update on Provincial and Regional Housing Initiatives” dated September 5, 2018, be received; and,
- 2) That Staff be requested to report back on an updated Affordable and Rental Housing Strategy for the City of Markham, including options for inclusionary zoning and additional financial incentives, in response to Provincial and Regional affordable and rental housing initiatives; and,
- 3) That the Mayor and Clerk be authorized to enter into a Transfer Payment Agreement with the Ministry of Housing for the Provincial Development Charges Rebate Program, generally in a form satisfactory to the City Solicitor; and,

- 4) That Staff be authorized to submit a Take Up Plan to the Ministry of Housing for the Provincial Development Charges Rebate Program, generally in a form satisfactory to the Commissioner of Development Services; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**16. STEELES AVENUE WIDENING UPDATES
(WARDS 7 & 8) (5.10)**

[Report](#)

Moved by Councillor Don Hamilton

Seconded by Councillor Alan Ho

- 1) That the memorandum dated September 5, 2018 entitled “Steeles Avenue Widening Updates (Wards 7 & 8)” be received.

Carried

**17. BERCY GLEN LANDOWNERS GROUP
PROPOSED BERCY GLEN SECONDARY PLAN
CURRENT STATUS (10.4)**

[Presentation](#)

Catherine Jay, Development Manager, North District delivered a PowerPoint presentation regarding the Berczy Glen Landowners Group Proposed Berczy Glen Secondary Plan Current Status.

The Committee discussed the following relative to the proposed Berczy Glen Secondary Plan:

- How will the interior roads from Woodbine Avenue to Highway 48 be handled
- Importance of protecting the greenway system, and wildlife
- Road network connectivity and how it will fit with the existing residential communities

The Committee suggested that staff bring forward the conceptual master plan at a future Development Services Committee meeting.

Moved by Councillor Amanda Collucci

Seconded by Councillor Alan Ho

That the presentation entitled “Berczy Glen Landowners Group Proposed Berczy Glen Secondary Plan Current Status,” be received.

Carried

**18. STREET NAME CHANGE
FROM RIVIS ROAD TO UNIVERSITY BOULEVARD (10.14)**
[Memo](#)

The Committee spoke in support of the proposed street name change.

Moved by Councillor Alex Chiu
Seconded by Mayor Frank Scarpitti

- 1) That the memorandum dated August 20, 2018 entitled “Street Name Change from Rivis Road to University Boulevard” be received; and,
- 2) **That the road named Rivis Road be renamed to University Boulevard.**

Carried

**19. WEB SUMMIT- LISBON, PORTUGAL
NOVEMBER 5-8, 2018 (10.16)**
[Report](#)

Christina Kakaflikas, Manager, Economic Development delivered a PowerPoint presentation regarding the Web Summit – Lisbon, Portugal.

There was discussion regarding whether another staff should attend the Web Summit, and having political representation as well. The Committee suggested that given the location of the Web Summit that having the Chief of Staff attend would be beneficial as the other member of staff.

There was brief discussion regarding the impact on the budget if another staff member attends.

Moved by Regional Councillor Nirmala Armstrong
Seconded by Councillor Amanda Collucci

- 1) That the report dated September 5, 2018 entitled “Web Summit- Lisbon, Portugal November 5-8, 2018” be received; and,
- 2) That the City of Markham be represented by Christina Kakaflikas, Manager Economic Development **and another member of staff**; and,
- 3) That the total cost of the summit to a maximum amount of \$5,100.00 be funded from the 2018 Operating budget account #610-998-5201 “Business Travel”, and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

20. PROPOSED LANE DESIGNATION BY-LAW (5.0)
[Report](#)

Brian Lee, Director of Engineering addressed the Committee and summarized the details outlined in the report.

There was brief discussion regarding issues regarding designated bicycle lanes and parking within those areas. Staff responded that areas where there is frequent on-street parking on designated bicycle lanes will be addressed by imposing parking restrictions.

The Committee discussed the challenges for vehicles negotiating the South Town Centre Boulevard & Cederland Drive intersection.

Moved by Deputy Mayor Jack Heath
Seconded by Regional Councillor Jim Jones

- 1) That the report entitled “Proposed Lane Designation By-law”, be received; and,
- 2) That a new “Lane Designation” By-law be enacted, designating the portions of a public highway for the exclusive use of certain types of vehicles; and,
- 3) That the VivaNext Rapidway, located on portions of South Town Centre Boulevard and Cedarland Drive, as identified in this report, be designated for the exclusive use of certain types of vehicles as set out in the new Lane Designation By-law; and,
- 4) That York Region Police be requested to enforce the new By-law upon its passing; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

MOTIONS

There were no motions.

NOTICES OF MOTION

There were no notices of motions.

NEW/OTHER BUSINESS

**21. NEW/OTHER BUSINESS
INFILL AND RENOVATION PROJECTS (10.0)**

Councillor Rea addressed the Committee regarding infill projects that are being built as renovation projects. She indicated that homes are being demolished with the exception of a 5 feet piece of wall below grade and being completely rebuilt. Councillor Rea stated concerns that grading, landscaping plans and upgrades to services are not required when it is considered a renovation.

Councillor Rea believes that these so called renovations are inappropriate and do not conform with the City's Official Plan that states new infills must maintain the characteristics of the neighbourhood. It was noted that local residents are complaining about the mess on the streets and sidewalks, foundations being poured contrary to the drawings that were submitted, working outside of permitted hours.

The Committee suggested that staff bring a memo back to the next Development Services Committee meeting outlining the following:

- When is a renovation no longer considered a renovation
- Difference between an infill and renovation (include any possible solutions)
- When a home is being built within the zoning by-law, how does the City ensure the building is appropriate for the area prior to the building permits being issued
- Investigate if the City's Nuisance By-law can be used to deal with some of the resident complaints relative to some of the renovation projects

ANNOUNCEMENTS

There were no announcements.

22. CONFIDENTIAL ITEMS

Moved by Councillor Don Hamilton
Seconded by Deputy Mayor Jack Heath

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters (11:05 AM):

- (1) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES
- June 25, 2018 and June 26, 2018 (10.0)
[Section 239 (2) (e) (e) (e)]

Development Services Committee confirmed the June 25 and June 26, 2018 confidential meeting minutes.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – SIXTEENTH LAND HOLDINGS INC., 4134 16TH AVENUE (YORK DOWNS GOLF COURSE) (WARD 6) (8.0)
[Section 239 (2) (e)]

Development Services Committee received an update on this matter.

Carried

Moved by Councillor Valerie Burke
Seconded Councillor Alex Chiu

That Development Services Committee rise from confidential session (12:50 PM)

Carried

ADJOURNMENT

Moved by Councillor Alex Chiu
Seconded by Councillor Don Hamilton

The Development Services Committee meeting adjourned at 12:50 PM.

Carried

Alternate formats for this document are available upon request.