



Development Services Committee Minutes
September 10 and September 11, 2018, 9:00 AM to 5:00 PM
Council Chamber
Meeting No. 16

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
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Khalid Usman
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Chris Bird, Director of Building
Ron Blake, Senior Development Manager
Sally Campbell, Manager, Development
Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship
Loy Cheah, Senior Manager, Transportation
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Catherine Jay, Development Manager, North District
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Director of Engineering
Dave Miller, Manager, West District
Joseph Palmisano, Manager, Transportation Planning
Francesco Santaguida, Assistant City Solicitor
Alida Tari, Acting Manager, Access & Privacy

The Development Services Committee convened on September 10, 2018 at the hour of 9:05 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects items, Nos. 14 & 15.

Development Services Committee wished a Happy Rosh Hashanah to everyone who is celebrating.

Development Services Committee recessed at 12:05 p.m. and reconvened at 1:11 p.m.

Development Services Committee recessed at 3:23 p.m. and reconvened at 3:35 p.m.

Development Services Committee recessed September 10, 2018 at 4:36 p.m. and reconvened on September 11, 2018 at 9:38 a.m.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Christopher Bird, Director, Building Standards, Building Standards, 35 years
Biju Karumanchery, Director, Planning & Urban Design, Planning & Urban Design, 30 years
Gary Sellars, Senior Planner, Planning & Urban Design, 30 years
Christine Wilson, Administrative Assistant, Economic Growth, Culture & Entrepreneurship, 30 years
Richard Gonsalves, Working Supervisor, Waterworks, Environmental Services, 30 years
Kevin Gamble, Working Supervisor, Fleet, Operations - Fleet, 30 years
Ewan Burke, Senior GIS Analyst, Production, Information Technology Services, 30 years
Dean Schneider, Records & Services Assistant, Legislative Services & Corporate Communications, 25 years
Scott Hill, Manager, Business and Rental, Culture-Markham Theatre-Dept Support, 20 years
Norman Dupuis, Captain, Fire Services, 20 years
Sean Torrington, Firefighter, Fire Services, 20 years
Bob Beauchamp, General Maintenance, Sign Maintenance, Operations - Parks, 20 years
John Murphy, Facility Operator II, Milliken Mills C.C., Recreation Services, 20 years
Shawn Hermans, Community Program Co-ordinator, Recreation Services, 20 years
Marsha Mariani, Community Program Co-ordinator, Recreation Services, 20 years
Sandra Skelcher, Manager, Financial Reporting & Payroll, Financial Services, 15 years
Stacia Muradali, Senior Planner, Planning & Urban Design, 15 years
Carol Dimpfel, Customer Service Representative, Recreation Services, 15 years
Scott Hill, Community Facility Co-ordinator, Recreation Services, 15 years
Brenda Librecz, Commissioner, Community & Fire Services, Commissioner's Office, Community & Fire Services, 10 years
Catherine Molloy, Manager, Museum, Economic Growth, Culture & Entrepreneurship, 10 years
Don De Los Santos, Manager, Small Business Centre, Economic Growth, Culture & Entrepreneurship, 10 years
Luciano Colangelo, Waterworks Operator II, Environmental Services, 10 years

Salma Geyer, Real Property Law Clerk, Legal Services, 10 years
Riccardo Cefaratti, Planner II, Planning & Urban Design, 10 years
Dhansukhbhai Ahir, Engineering Technologist - Transportation, Engineering, 5 years
Kanat Silahtaroglu, Fire Prevention Officer, Fire Services, 5 years
Alexander Acorn, Facility Operator II, Cornell C.C., Recreation Services, 5 years
Sean Graham, Facility Operator II, Cornell C.C., Recreation Services, 5 years
Olusegun Falomo, Asset Management Technician, Sustainability & Asset Management, 5 years

**2 TOWN OF WHITCHURCH-STOUFFVILLE
REPORT NO. DS-023-18 – PROPOSED AMENDMENT TO THE
TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN
GATEWAY MIXED USED AREA (D08) (10.0)**

The Committee agreed to receive the communication and that staff proceed to participate in the joint working group, and be directed to bring back any updates as required.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Colin Campbell

That the following resolution be received and that staff proceed to participate in the joint working group, and report back on any updates as required:

- “1) That Council enact By-law 2018-080-OP, being a By-law to adopt Official Plan Amendment No. 145 to modify the Official Plan policies with respect to the Community of Stouffville Gateway Mixed Use Area; and*
- 2) That Council adopt the Community of Stouffville Highway 48 / Main Street Mixed Use Area Urban Design Guidelines and have regard for the guidelines as a basis for the evaluation of development applications in the Gateway Mixed Use Area; and*
- 3) That Council request the Director of Development Services to request the City of Markham to instruct their staff to participate in a joint working group with the Town of Whitchurch-Stouffville staff to review all options for transportation, transit, pedestrian connectivity, public safety and municipal services, which would benefit both municipalities, and report back to Council.”*

Carried

**3. PETITION AGAINST THE PARK
ON CONSERVATION RAVINE (6.3)**

Petition

Sean Tsao addressed the Committee regarding the park in the conservation ravine and expressed concerns. His concern is that the park was never shown on the plan of subdivision when he purchased his home in the current location that it has been constructed. Mr. Tsao advised that the plan of subdivision dated July 22, 2014 had the park location further from the resident's backyards, and he believes that is where the park should be located.

Joyce Tsao addressed the Committee relative to the park in the conservation ravine and expressed concerns. She is requesting that the park be relocated to a location with easier access for all residents, and further from the existing resident backyards. Ms. Tsao believes the park has a direct negative impact on the current residents.

There was discussion regarding whether the current location of the park is the most suitable location. The Committee discussed the process of consultation when parks of this size are being proposed. Staff advised that a letter was sent to all residents a year prior to the park being constructed, and no concerns were addressed from residents at that time. Staff pointed out that there is very limited table land available in this subdivision for a park to be constructed, and the budget did not include funds to purchase additional lands to construct a park.

Moved by Councillor Amanda Collucci
Seconded by Councillor Khalid Usman

- 1) That the petition received from the residents of Valliere Drive to stop the construction on Percy Reesor be received; and,
- 2) **That the deputations from Sean Tsao and Joyce Tsao be received; and further,**
- 3) **That staff be directed to investigate if the current location of the park is the most suitable, assign a staff member to work with the Local Councillor and residents, and report back to a future Development Services Committee meeting.**

Carried

**4. HISTORIC UNIONVILLE COMMUNITY
VISION COMMITTEE MINUTES**
- April 18, 2018 and May 17, 2018 (10.0)
[Apr. 18](#) [May 17](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

That the minutes of the Historic Unionville Community Vision Committee meetings held April 18, 2018 and May 17, 2018, be received for information purposes.

Carried

5. MAIN STREET MARKHAM COMMITTEE MINUTES
- March 21, 2018 (16.0)
[Minutes](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

That the minutes of the Main Street Markham Committee meeting held March 21, 2018, be received for information purposes.

Carried

6. PUBLIC ART ADVISORY COMMITTEE MINUTES
- February 28, 2018 (16.0)
[Minutes](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

That the minutes of the Public Art Advisory Committee meeting held February 28, 2018, be received for information purposes.

Carried

- 7. PRELIMINARY REPORT
186 OLD KENNEDY DEVELOPMENT INC.
AND 31 VICTORY DEVELOPMENT INC.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT THE
DEVELOPMENT OF 222 TOWNHOUSE UNITS AT
186 OLD KENNEDY ROAD AND 31 & 51 VICTORY AVENUE (WARD 8)
FILE NOS: SU/ZA 18 149630 (10.7, 10.5)**
[Report](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

- 1) That the report titled “PRELIMINARY RERPORT, 186 Old Kennedy Development Inc., & 31 Victory Development Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of 222 townhouse units at 186 Old Kennedy Road and 31 & 51 Victory Avenue (Ward 8), File Nos. SU/ZA 18 149630” be received.

Carried

- 8. PRELIMINARY REPORT
NEAMSBY INVESTMENTS INC.
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISION
TO ALLOW A TOWNHOUSE DEVELOPMENT NORTH OF
STEELES AVENUE, ON THE EAST SIDE OF MARYDALE AVENUE,
WEST SIDE OF MARKHAM ROAD, WARD 7.
FILE NOS: OP/ZA/SU 14 123766 (10.3, 10.5 & 10.7)**
[Report](#)

Moved by Councillor Colin Campbell

Seconded by Councillor Alan Ho

- 1) That the report dated September 10, 2018 and titled “Preliminary Report, Neamsby Investments Inc., Applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow a townhouse development north of Steeles Avenue, on the east side of Marydale Avenue, west side of Markham Road, Ward 7 (File Nos: OP/ZA/SU 14 123766),” be received.

Carried

**9. AWARD OF TENDER 106-T-18:
SWAN LAKE PARK SOUTH WILLIAMSON – CONSTRUCTION (7.12)**
[Report](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

- 1) That the report entitled “Award of Tender 106-T-18: Swan Lake Park South Williamson Construction” be received; and,
- 2) That the contract for the Swan Lake Park South Williamson – Construction, be awarded to the lowest priced bidder Loc Pave Construction Limited, in the amount of \$386,538.41, inclusive of HST; and,
- 3) That a 7% contingency in the amount of \$27,057.69, inclusive of HST, be established to cover any additional project costs and that authorization to approve expenditures of this contingency up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 4) That the Internal Project Management Fee in the amount of \$37,223.65 be allocated to account 081-5350-17013-005 “Swan Lake Park South - Construction”; and,
- 5) That the total cost for the project in the amount of \$450,819.75 (\$386,538.41 + \$27,057.69 + \$37,223.65) be funded from capital project #17013 “Swan Lake Park South – Construction” which has an available budget of \$404,227.72; and,
- 6) That the budget shortfall of \$46,592.03 (\$404,227.72 - \$450,819.75) be funded from the Development Charges Reserve in the amount of \$41,932.83 (90%) and Parks Cash-in-lieu Reserve in the amount of \$4,659.20 (10%); and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. INFILL HOUSING DEVELOPMENT (10.0)
[Presentation](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Don Hamilton

That the presentation regarding by Chris Bird, Director, Building Inspector regarding Infill Housing be deferred to a future Development Services Committee meeting.

Carried

**11. INFORMATION REPORT
LIBERTY DEVELOPMENT CORPORATION
1 STEELCASE ROAD WEST, SOUTH WEST CORNER
OF STEELCASE ROAD WEST AND WOODBINE AVENUE
SITE PLAN APPROVAL APPLICATION TO PERMIT AN
EXPANSION TO AN EXISTING OFFICE BUILDING, WARD 8
FILE NO.: SC 15 165979 (10.6)**
[Report](#)

Ron, Blake, Senior Development Manager addressed the Committee and briefly summarized the details outlined in the report.

Wayne Long, Liberty Development Corporation was in attendance and delivered a PowerPoint presentation outlining the elevations, floor plans, proposed landscaping and site plan of the proposed development at 1 Steelcase Road West.

The Committee discussed the proposed design of the buildings, and the importance of ensuring that the building incorporates bird friendly designs. The Committee suggested that other materials together with the glass be incorporated into the design to break up the façade.

There was discussion regarding the storm water storage, proposed underground parking and potential future landscaping.

Moved by Deputy Mayor Jack Heath
Seconded by Regional Councillor Joe Li

- 1) That the Staff report dated September 10, 2018 entitled “INFORMATION REPORT, Liberty Development Corporation, 1 Steelcase Road West, south west corner of Steelcase Road West and Woodbine Avenue, Site Plan Approval Application to permit an expansion to an existing office building, Ward 8” be received; and,
- 2) That the revised Site Plan Application submitted by Liberty Development Corporation to construct a 18,928.33 m² (203,743ft²) addition to an existing office building at 1 Steelcase Road West, be endorsed in principle; and,
- 3) That the presentation by Liberty Development Corporation with respect to the Site Plan Approval Application be received; and,
- 4) That the authority for granting Site Plan endorsement and approval for the proposed development be delegated to the Director of Planning and Urban Design; and,
- 5) That the owner enter into a site plan agreement with the City; and,

- 6) That prior to execution of the site plan agreement, the owner shall submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this Resolution.

Carried

**12. INFORMATION MEMORANDUM
BOX GROVE RESIDENTIAL EAST INC.
SITE PLAN APPLICATION TO ALLOW
COMMON ELEMENT CONDOMINIUM TOWNHOUSE
DEVELOPMENT AT THE NORTH-WEST CORNER
OF DONALD COUSENS PARKWAY AND COPPER CREEK DRIVE
(PART OF BLOCK 1, 65M 4141), WARD 7
FILE NO: SC 18 150349 (10.6)
[Report](#)**

John Genest, Malone Given Parsons delivered a PowerPoint presentation regarding the Box Grove Residential East Inc., Delegation of Approval Authority for Site Plan Endorsement and Approval.

The local Councillor spoke in support of the staff recommendation, and thanked staff for all their work on this application.

There was discussion regarding the proposed secondary suits being incorporated into this plan.

Moved by Councillor Khalid Usman
Seconded by Councillor Alex Chiu

- 1) That the Staff report dated September 10, 2018 and titled “Information Report, Box Grove Residential East Inc., Site Plan application to allow common element condominium townhouse development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M 4141), Ward 7, (File No: SC 18 150349),” be received; and,
- 2) That the presentation by Box Grove Residential East Inc. with respect to the Site Plan application (SC 18 150349) be received; and,
- 3) That the authority for granting Site Plan Endorsement (SC 18 150349) for the proposed common element condominium townhouse development be delegated to the Director of Planning and Urban Design; and,

- 4) That prior to issuance of Site Plan Endorsement, the Owner shall submit revised drawings and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design; and,
- 5) That Site Plan Approval (SC 18 150349) be delegated to the Director of Planning and Urban Design or his designate, not to be issued prior to the execution of a site plan agreement; and,
- 6) That Council assign servicing allocation for a maximum of 217 townhouses; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**13. INFORMATION REPORT
SIXTEENTH LAND HOLDINGS INC.
4134 16TH AVENUE (YORK DOWNS GOLF COURSE)
NORTH OF 16TH AVENUE, WEST OF KENNEDY ROAD
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS, AND
DRAFT PLANS OF SUBDIVISION APPROVAL TO
PERMIT A NEW RESIDENTIAL NEIGHBOURHOOD
WARD 6
FILE NO.'S: OP/ZA 16 179225 AND SU 16 179225 (1 AND 2) (10.3, 10.5 & 10.7)
[Report](#)**

Ron, Blake, Senior Development Manager addressed the Committee and provided a brief overview and a synopsis of the technical review process for this application.

Maria Gatzios, of Gatzios + Development Consultants Inc., representing the applicant addressed the Committee and provided a verbal update regarding proposed improvements and additions to the intersections at Kennedy Avenue and 16th Avenue and Warden Avenue & 16th Avenue. It was noted that further work and analysis will be required.

The Committee discussed the following relative to the Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications:

- Importance of protecting barn swallows, and natural environmental areas
- Ministry of Natural Resources and Forestry (MNRF) is the approval authority and limited role of the City of Markham relative to Provincial legislation
- Delivery of intersection improvements versus the delivery of the this development proposal
- Phased development being attached to traffic capacity and continuous monitoring

Michael Gannon, Unionville Ratepayers Association (URA) addressed the Committee regarding the Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications and stated concerns. His concern is not knowing the details in the confidential report. Mr. Gannon asked the following questions and staff responded:

1. When can the URA see the final recommended draft Official Plan and Zoning By-law amendments, and the proposed conditions of draft plan approval?
2. Can the URA get copies of the August 24th TRCA letter, the transportation staging plan, the transportation mobility plan study for Stage 1 (TMPS -1) and the August 17 CDP revision?
3. Will an updated Transportation Monitoring Study be required prior to Stage 1?
4. Confirm the size of stages being built?
5. Are improvements to the intersection at Warden Avenue and 16th Avenue required prior to Stage 1 of the development?
6. Is the multi-use path to be built on Regional, City or applicant owned land? How is this positioned relative to the proposed road widening of 16th Avenue and the proposed window street? Any impact to the proposed buffers and treed portions along 16th Avenue?
7. Has the applicant formally updated their submission to reflect the changes noted where the term in the report is “the applicant is proposing”?
8. Will the following be considered in the mixed-use block: Retail/Commercial: a limit of 12.5 meter in height on the south portion; no drive thru restaurants; a limit of 120,000 sq ft GFA for total non-residential uses and a 6 meter tree buffer along 16th Avenue for Residential: access to the homes being from a 6 meter wide window street; a 3 meter treed buffer between the window street and the Regional owned land on 16th Avenue and the major portion of the property facing 16th Avenue will be residential, with a retail/commercial occupying significantly smaller frontage.

Isaac Tang, Borden Ladner Gervais LLP, on behalf of the Deacon Family addressed the Committee with respect to Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications and stated concerns. His concerns include protection of the natural environment, and threaten barn swallows. Mr. Tang is requesting that Committee not make a recommendation on the proposed application until a peer review is completed by the Dean family.

John Buckworth, Markham resident, addressed the Committee regarding the Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications and stated concerns with the increased traffic congestion.

Piper Morley, Borden Ladner Gervais LLP, on behalf of the Normandale Community Residents Association (NCRA) addressed the Committee with respect to Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications and stated concerns. Her concerns include: ensuring that the phasing development is based on measurable and tangible traffic criteria, and that her clients have not received a copy of the Transportation Staging Plan and that her clients were not consulted.

Dennis Fortnum, on behalf of Normandale Community Residents Association (NCRA) addressed the Committee regarding the Sixteenth Land Holdings Inc. – 4134 16th Avenue (York Downs Golf Course) applications and stated concerns. His concerns include: too much density; high rise condos; increased traffic congestion and the proposed location for the red block. Mr. Fortnum indicated that the NCRA is mostly in alignment with the issues raised by the URA. He believes that the proposed condominium needs to be relocated or reduced in size; a phasing plan must be established prior to the applications being approved, and ensure that the safety and quality of life of the existing residents is protected.

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

- 1) That the Information Report dated September 10th, 2018 titled, “Sixteenth Land Holdings Inc., 4134 16th Avenue (York Downs Golf Course), North of 16th Avenue, west of Kennedy Road Applications for Official Plan and Zoning By-law amendments, and Draft Plans of Subdivision Approval to permit a new residential neighbourhood”, be received; and,
- 2) **That the correspondence from Michael Gannon and Piper Morley be received; and,**
- 3) **That the depositions from Michael Gannon; Isaac Tang, Borden Ladner Gervais LLP; John Buckworth; Piper Morley, Borden Ladner Gervais LLP and Dennis Fortnum be received.**

Carried

14. RECOMMENDATION REPORT **BERCZY GLEN COMMUNITY DESIGN PLAN (WARD 2) (10.0)** [Report](#)

Catherine Jay, Development Manager, North District and John Richard, Director, NAK Design Strategies delivered a PowerPoint presentation regarding the Future Urban Area Berczy Glen Secondary Plan Area, Community Design Plan.

The Committee discussed the following relative to the Future Urban Area Berczy Glen Secondary Plan:

- Investigate research report from Stockholm, Sweden regarding development adjacent to hydro corridors
- Ensure the connection of trails and greenways have the proper connection to major streets, and to the south of this development
- Potential future development of a fire station, a community centre, and a library
- Road pattern to the north of the development

Moved by Mayor Frank Scarpitti
Seconded by Deputy Mayor Jack Heath

- 1) That the staff report dated September 10, 2018, titled “Recommendation Report, Berczy Community Design Plan” be received; and,
- 2) That the Berczy Glen Community Design Plan, dated August 2018, prepared by NAK Design Strategies, be endorsed subject to Section 7 “Sustainable Development and Community Energy Plan” being updated following completion and acceptance of the Berczy Glen Community Energy Plan; and,
- 3) That the urban design principles and guidance contained in the Berczy Glen Community Design Plan be used in the evaluation of development applications within the Berczy Glen Secondary Plan area; and,
- 4) That the design guidance be implemented by the plans to be approved and the conditions of draft plan approval and subdivision and site plan agreements within the Berczy Glen Secondary Plan area as appropriate; and,
- 5) **That staff be directed to continue to evaluate the issues and/or concerns raised by Development Services Committee; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**15. RECOMMENDATION REPORT
DIGRAM DEVELOPMENTS MARKHAM 2 INC.
APPLICATIONS TO AMEND THE ZONING BY-LAW
AND FOR SITE PLAN APPROVAL TO ALLOW TOWNHOUSES
FRONTING ONTO SWAN PARK ROAD
NORTH OF CASTLEMORE AVENUE (PART OF BLOCK 78, 65M3834)
WARD 5.
FILE NOS: ZA 16 113212 & SC 18 113212 (10.5, 10.6)
[Report](#)**

The Committee suggested that staff ensure that there is sufficient visitor parking spaces available in this development.

Moved by Councillor Colin
Seconded by Usman

- 1) That the report titled “Recommendation Report, Digram Developments Markham 2 Inc., Applications to amend the Zoning By-law and for Site Plan Approval to allow townhouses fronting onto Swan Park Road, north of Castlemore Avenue (Part of Block 78, 65M3834), Ward 5,” be received; and,

- 2) That the Zoning By-law Amendment application (ZA 16 113212) be approved and the draft implementing Zoning By-law, attached as Appendix 'A' to this report, be finalized and enacted without further notice; and,
- 3) That the site plan application (File No. SC 18 113212) submitted by Digram Developments Markham 2 Inc., to allow 21 townhouses fronting onto Swan Park Road, north of Castlemore Avenue, be endorsed in principle, subject to the conditions attached as Appendix 'B'; and,
- 4) That Site Plan Approval (SC 18 113212) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement; and,
- 5) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,
- 6) That Council assign servicing allocation for a maximum of 21 townhouses; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**16. DEVELOPMENT CHARGE REIMBURSEMENT APPLICATION
– VILLAGE OF FAIRTREE BY FOREST BAY HOMES LTD.
6350 STEELES AVENUE E, WARD 7 (AMANDA NO. 98 224944 SU) (7.0, 5.0)**
[Report](#)

Moved by Councillor Colin Campbell
Seconded by Councillor Alan Ho

- 1) That the report entitled "Development Charge Reimbursement Application – Village of Fairtree by Forest Bay Homes Ltd., 6350 Steeles Avenue E, Ward 7 (AMANDA No. 98 224944 SU) " be received; and,
- 2) That Council authorize City Wide Hard Development Charge reimbursement not exceeding \$4,045,149, to Forest Bay Homes Ltd. for the construction of the extension of Denison Street and Kirkham Drive and associated infrastructure, external to the plan of subdivision, as set out on this report and all in accordance with the City's Development Charge Credit and Reimbursement Policy; and ,
- 3) That Council authorize the reimbursement of any completed works to date, subject to the approval of the Director of Engineering and the Treasurer; and,

- 4) That the Mayor and Clerk be authorized to execute a Development Charge Reimbursement Agreement, if necessary, in accordance with the City's Development Charge Credit and Reimbursement Policy, with Forest Bay Homes Ltd., or their successors in title, to the satisfaction of the Treasurer and City Solicitor; and further,
- 5) That staff be directed to do all things necessary to give effect to this report.

Carried

**17. CONSULTING ENGINEERING SERVICES
FOR THE HIGHWAY 404 NORTH SECONDARY PLAN, WARD 2 (5.0)**
[Report](#)

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

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Don Hamilton

- 1) That the report entitled "Consulting Engineering Services for the Highway 404 North Secondary Plan, Ward 2" be received; and,
- 2) That the tendering process for consulting engineering services for the Highway 404 North Secondary Plan, Ward 2 be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (h), which states "where it is necessary or in the best interests of the City to acquire non-standard items or Consulting and Professional Services from a preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service;" and,
- 3) That the consulting engineering services for the detailed design of trunk municipal services to service the Highway 404 North Secondary Plan be awarded to SCS Consulting Group Limited in the amount of \$1,230,502.27 Inclusive of HST impact; and,
- 4) That a 10% contingency in the amount of \$123,050.22 inclusive of HST impact (10% of \$1,230,502.27) be established to cover for any additional work and that the authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 5) That the consulting engineering services for the preliminary design and property protection for the north-east quadrant of the future Highway 404 interchange at 19th Avenue and widening of 19th Avenue be awarded to CIMA+ in the amount of \$44,367.36 Inclusive of HST impact; and,

- 6) That a 10% contingency in the amount of \$4,436.73 inclusive of HST impact (10% of \$44,367.36) be established to cover for any additional work and that the authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 7) That the total consulting engineering services in the amount of \$1,402,356.58 (\$1,230,502.27 + 123,050.22 + \$44,367.36 + \$4,436.73) be funded from the Development Charges Reserve; and,
- 8) That this award be pre-approved as part of the 2019 Capital Budget process; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

MOTIONS

There were no motions.

NOTICES OF MOTION

There were no notices of motions.

NEW/OTHER BUSINESS

18. NEW/OTHER BUSINESS NEW PARK IN CORNELL (6.3)

Councillor Colin Campbell addressed the Committee and requested that staff provide an update on the status of the new park in Cornell.

ANNOUNCEMENTS

There were no announcements.

19. CONFIDENTIAL ITEMS (8.0)

Moved by Councillor Don Hamilton
Seconded by Councillor Alan Ho

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session on September 11, 2018 to discuss the following matters (9:40 a.m.):

- (1) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINOR VARIANCE APPLICATION APPEAL – 2915 BUR OAK AVENUE (WARD 5) (8.0)
[Section 239 (2) (e)]

Development Services Committee consented to have this matter placed on the Wednesday September 12, 2018 Council agenda for consideration.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – 2404099 ONTARIO LIMITED (JD DEVELOPMENT GROUP) (WARD 7) (8.0)
[Section 239 (2) (e)]

Development Services Committee consented to have this matter placed on the Wednesday September 12, 2018 Council agenda for consideration.

- (3) 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 consented to have this matter placed on the Wednesday September 12, 2018 Council agenda for consideration.

Moved by Councillor Khalid Usman
Seconded by Councillor Colin Campbell

That Development Services Committee rise from confidential session (2:58 p.m.).

Carried

ADJOURNMENT

Moved by Councillor Alex Chiu
Seconded by Councillor Khalid Usman

That on September 11, 2018 Development Services Committee meeting adjourn at 3:05 p.m.

Carried

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