



Development Services Committee Minutes

June 25, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 13

All Members of Council

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li (9:45)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho (*left, 12:48*)
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Alex Chiu

Logan Kanapathi is deemed to have resigned his municipal Ward 7 seat.

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Ron, Blake, Senior Development Manager
Rick Cefaratti, Planner II
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Bryan Frois, Chief of Staff
Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban Design
Richard Kendall, Manager, Central District
Brian Lee, Director of Engineering
Dave Miller, Manager, West District
Stacia Muradali, Senior Planner
Gary Sellars, Senior Planner
Liz Wimmer, Senior Planner, Urban Design
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

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. The Committee recessed from 11:04 to 11:15 a.m.; and from 12:48 to 1:36 p.m.; and from 3:44 to 4:00 p.m.

The Chair, on behalf of the Committee, thanked all staff for their efforts in making this comprehensive agenda happen.

DISCLOSURE OF PECUNIARY INTEREST

None declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 11, 2018 (10.0)**

[Minutes](#)

Moved by: Councillor Colin Campbell

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Committee meeting held June 11, 2018, be confirmed.

CARRIED

As New Business Arising from the Minutes, Councillor Colin Campbell introduced reconsideration of item # 8 from the June 11, 2018 Development Services Committee meeting.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

That the Committee reconsider the resolution from the June 11, 2018 Development Services Committee meeting regarding National Homes (Castlemore Ave) Inc.

CARRIED BY 2/3 VOTE

**2. RECOMMENDATION REPORT
NATIONAL HOMES (CASTLEMORE AVE) INC.
SITE PLAN APPLICATION TO PERMIT HIGH DENSITY
MIXED USE DEVELOPMENT AND TOWNHOUSES,
INCLUDING SOME LIVE-WORK UNITS AT THE
SOUTH-EAST CORNER OF MARKHAM ROAD AND CASTLEMORE AVENUE
(WARD 5) FILE NO: SC 17 160938 (10.6)**

Billy Tung of KLM Planning Partners, and the project architect, representing the applicant, made a deputation and gave a presentation regarding amendments to the site plan for National Homes, as requested by the Committee on June 11. Mr. Tung presented a proposed revised resolution.

The Committee discussed:

- phasing and required infrastructure, including laneways and access needed to achieve phasing
- the private parkette will be accessible to the public. Parks staff will be consulted regarding conveyance to the City
- landscaping and the fenced walkway at the south boundary
- accessibility
- snow removal is a private responsibility
- connecting the underground parking lots is not feasible, due to phasing
- indoor amenity space overlooking the park – a shade structure was suggested instead, for easier access
- the site could evolve as the Secondary Plan review is completed
- the Committee's endorsement would be 'in principle' and staff will continue to refine details
- current and future transit infrastructure and service levels.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report dated June 11, 2018 and titled “Recommendation Report, National Homes (Castlemore Ave) Inc., site plan application to permit high density mixed use development and townhouses, including some live-work units, at the south-east corner of Markham Road and Castlemore Avenue (Ward 5), File No: SC 17 160938”, be received; and,
- 2) That the site plan application (File No. SC 17 160938) submitted by National Homes (Castlemore Ave) Inc. be endorsed in principle **for Phase 1, consisting of the 18-storey mixed use building and incorporating the adjacent 6-unit block only, to the satisfaction of staff**, and subject to the conditions attached as Appendix ‘A’; and,
- 3) That Site Plan Approval (SC 17 160938) **for Phase 1** 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, **it being understood that nothing in that site plan will preclude the remainder of the site or a portion of the site to be redeveloped for high density, fronting onto Highway 48; and,**
- 4) **That the site plan application (File No. SC 17 160938) submitted by National Homes (Castlemore Ave) Inc. be endorsed in principle for Phase 2, consisting of a 16-storey mixed use building fronting onto Highway 48 and 50 townhouse units, to the satisfaction of staff, as illustrated on the Site Plan prepared by Kirkor Architects dated June 21, 2018 presented to Development Services Committee on June 25, 2018 and subject to the conditions attached as Appendix ‘A’; and,**
- 5) **That Site Plan Approval (SC 17 160938) for Phase 2 be delegated to the Director of Planning and Urban Design or his designate, to be issued prior to the execution of a site plan agreement. Site Plan approval is issued only when the Director of Planning and Urban Design or his designate has signed the plans; and,**
- 6) 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,
- 7) That Council assign servicing allocation for a maximum of **304 apartment units and 56 townhouse units**; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- June 11, 2018 (10.0)**

[Minutes](#)

Moved by: Councillor Colin Campbell

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Public Meeting held June 11, 2018, be confirmed.

CARRIED

4. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

George Duncan, Senior Planner, Planning & Urban Design, 15 years

Abdullah Hossain, Senior Environmental Engineer, Engineering, 10 years

Michelle Perry, Letters of Credit Administrator, Financial Services, 10 years

Daniel Epton, Senior Graphic Designer, Legislative Services & Communications, 10 years

Helena Frantzke, Waterworks Quality Co-ordinator, Environmental Services, 10 years

Christos Gogos, Provincial Offences Officer I, Legislative Services &
Communications - By-laws, 5 years

Grace Lombardi, Provincial Offences Officer I, Legislative Services &
Communications - By-laws, 5 years

Imran Hyat, Space and Accommodation Planner, Sustainability & Asset Management, 5 years

Michael Tong, Senior Employee & Labour Relations Specialist, Human Resources, 5 years

**5. UNIONVILLE SUB-COMMITTEE MINUTES
- SIXTEENTH LAND HOLDINGS INC.**

(YORK DOWNS GOLF COURSE)

- April 17, 2018 and May 30, 2018 (10.0)

[Apr. 17](#) [May 30](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Unionville Sub-Committee – Sixteenth Land Holdings Inc. (York Downs Golf Course) meetings held April 17, 2018 and May 30, 2018, be received for information purposes.

CARRIED

**6. STREET NAME CHANGE FROM
RIVIS ROAD TO UNIVERSITY AVENUE (10.14)**

[Memo](#)

The Committee considered using the Boulevard or Street designation, to differentiate this location from Toronto's University Avenue. It was suggested that the Rivis name remain on another road in Markham Centre, or that the "University" name be used on another roadway such as YMCA Boulevard or the future Enterprise Boulevard split.

A representative of Metropia Developments, located on Rivis Road, was in attendance and indicated support for "University Boulevard".

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

That the street name change from Rivis Road to University Avenue, be referred back to staff for alternative considerations.

CARRIED

**7. REQUEST FOR DEMOLITION
DETACHED ACCESSORY BUILDING
30 WASHINGTON STREET
MARKHAM VILLAGE, WARD 4 (16.11)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

- 1) That the staff report entitled "Request for Demolition-Detached Accessory Building, Washington Street, Markham Village", dated June 25, 2018 be received; and,
- 2) That Council endorse the demolition of the frame accessory building at 30 Washington Street; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. BERCZY GLEN LANDOWNERS GROUP
APPLICATION FOR OFFICIAL PLAN AMENDMENT
AND THE BERCZY GLEN SECONDARY PLAN FOR THE
NORTH MARKHAM FUTURE URBAN AREA (WARD 2)
FILE NO. OP 17 128178 (10.3)**
[Report](#)

A correction was noted on page 51, regarding the completion date in 2017, not 2018.

In response to questions from the Committee, staff explained the notification process. Council members and Ratepayer Groups will be included in the notification. It is anticipated that issues will be resolved and the Plan will be finalized over the summer.

John Genest of Malone, Given, Parsons Ltd., representing area land owners, advised that their consulting team is working to resolve issues, and requested that the Robinson Glen Secondary Plan be included in the release. Staff agreed that if the Robinson Glen Plan is ready in time, it could be included.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

- 1) **That the deputation by John Genest of Malone, Given Parsons Ltd., representing land owners in the area, regarding the Official Plan Amendments and the Berczy Glen and Robinson Glen Secondary Plans in the north Markham Future Urban Area; be received; and,**
- 2) That the Official Plan Amendments and the Berczy Glen **and Robinson Glen** Secondary Plans in the north Markham Future Urban Area (Ward 2), **if available**, be released for public information in advance of the September 10, 2018 Recommendation Report to Development Services Committee; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. FEE FOR RE-APPLICATION OF
LAPSED PROVISIONAL APPROVAL
OF CONSENTS – FILE NO. PR 18 235203 (10.0)**

[Report](#)

Staff were requested to review fees for repeat submissions.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

- 1) That the report dated June 25, 2018 titled, “Fee for Re-Application of Lapsed Provisional Approval of Consents – File No. PR 18 235203” be received; and,
- 2) That Council endorse the proposed new planning fees associated with the re-application of a provisionally approved consent application where the applicant has failed to satisfy the conditions within the prescribed one (1) year timeframe; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. ACCEPTANCE FOR MAINTENANCE
OF PLANS OF SUBDIVISION
REGISTERED PLAN NUMBERS:
65M-4362, 65M-4231, 65R-32504 (PART 7), 65M-4240
65M-4391, 65M-4314 (WARDS 2, 4, 5 AND 6) (10.7)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-4362, 65M-4231, 65R-32504 (Part 7), 65M-4240, 65M-4391, 65M-4314” be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4362, 65M-4231, 65R-32504 (Part 7), 65M-4240, 65M-4391, 65M-4314 be Accepted for Maintenance; and,
- 3) That the Acceptance for Maintenance Period commence as of January 01, 2017, which is the date the subdivisions were eligible for acceptance; and,

- 4) That the Community Services Commission accept the responsibility for operating and maintaining the municipal infrastructure within the subdivisions as part of the City's asset; and,
- 5) That future operating budgets be adjusted to include the operations and maintenance of the above subdivisions; and,
- 6) That by-laws as shown on Attachment 'F', be enacted by Council to establish each of the roads within the subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment 'G', to amend Schedule '12' of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be enacted; and,
- 8) That the by-law as shown on Attachment 'H', to amend Schedule 'A' of the Speed By-law #2017-104, by including a maximum speed of 40 kilometers per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment 'I', to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,
- 10) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the Maintenance Period have been completed; and,
- 11) That the Director of Engineering be authorized to determine a reduced Maintenance Period for the Subdivisions mentioned in this Report, and for other plans of subdivision where acceptance for maintenance were delayed due to streetlight design approval, on condition that all Clauses in the Subdivision Agreement regarding Assumption of the Subdivision have been satisfied; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

11. INFORMATION REPORT
46 MAIN STREET NORTH, MARKHAM VILLAGE
SITE PLAN APPLICATION SC 99 020198
RAVINA CONDO LIVING (10.6)
[Report](#)

On June 11, 2018 Development Services Committee deferred the above subject matter to the meeting this date. Correspondence from Loghman Azar, representing Greystar Developments Inc., the applicant, was received. Staff noted that a meeting had been held with the site owner, adjacent property representatives, City staff and Councillor Rea and Mayor Scarpitti on June 19, 2018 to discuss issues.

Staff confirmed that items of concern that had previously been discussed with the developer will be addressed, including but not limited to issues such as: monitoring vibrations for the church and adjacent heritage buildings; dust control fencing; and disclosure on Agreements of Purchase and Sale and Condo Agreements regarding potential closure of Main Street and restricted vehicle access. Staff was also requested to review construction worker parking, and the boulevard cut and moving the gate back behind the front wall of Falcos Restaurant. Councillor Karen Rea requested to review the site plan before it is approved.

Moved by: Councillor Karen Rea

Seconded by: Deputy Mayor Jack Heath

- 1) **That correspondence from Loghman Azar, representing Greystar Developments Inc., the applicant, regarding 46 Main Street North, Markham Village, be received; and,**
- 2) That the staff report titled “Information Report 46 Main Street North, Markham Village, Site Plan Application SC 99 020198 Ravina Condo Living”, dated June 11, 2018, received.

CARRIED

**12. INTERIM 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)
[Report](#)**

Ron Blake, Senior Development Manager, gave a brief overview of the proposal for approximately 2,300 residential units, two medium-rise residential blocks, and one high-density block. Staff summarized the current status of the review and related matters, including: all green areas will be conveyed to the City; extensive work has been done on the tree preservation strategy; the network of trails is in discussion; parkland will be 100% land conveyance; the development will be built out in six phases, tied into transportation monitoring and capacity; the extension of Yorktown Avenue and Street D configuration were noted; the functional traffic design study and community design plan are being worked out; density has been reduced; and, phasing triggers will be defined. Staff identified the location of the existing Clubhouse and advised that the City has not indicated an interest in retaining it.

A status report is being presented today and staff will continue to work over the summer to bring a recommendation report forward in September.

Maria Gatzios, of Gatzios + Development Consultants Inc., representing the applicant, confirmed the property size and the percentage of open space, and advised that the medium-rise building heights are six stories, and the high-rise is fifteen stories, which comply with City standards. Staff confirmed that they can be flexible with the heights and relocation of density, and confirmed the type and scale of commercial use that is envisioned along 16th Avenue.

The Committee discussed the following:

- building heights: some members indicated non-support for the fifteen storey building or a large supermarket on the 16th Avenue commercial block
- appropriate maximum laneway length with respect to snow removal, garbage pick-up and fire access
- the increase in the number of cars
- potential litter
- concern for Barn Swallows
- bird friendly guidelines
- location of storm water ponds adjacent to 16th, with respect to turtles crossing the road
- extension of Yorkton Road will also endanger turtles
- relocating turtles from ponds that will be drained
- relocating large trees with a warranty term of five years
- wildlife rehabilitation
- ensure a continuous trail system

Ruth Conroy, a Normandale community resident, spoke in opposition to the proposal and stated concerns for density, traffic impacts, garbage that will be produced, and compatibility of the retail component with existing residential use. Ms. Conroy suggested that the parkland is being conveyed because it is not developable.

Issac Tang of Borden Ladner Gervais, representing Richard and Susan Deacon, identified the Deacon property, the location of Barn Swallow nests on the property, and the proposed 200 metre buffer zone to protect the endangered species. Mr. Tang suggested that approval is premature until all the issues have been resolved, and recommended that the City retain an external environmental expert to review the submitted Deacon report on Barn Swallows. A letter from BLD outlining the deputation was provided to the Clerk.

Staff advised that an external expert has not been retained, as the City will defer environmental issues to the Ministry of Natural Resources, and is waiting for a response from MNR before taking further steps in this regard. The Committee stated that MNR has experts in this issue and are very stringent in their approvals.

In response to questions from the Committee, Susan Deacon advised that the Townhouse development built on the other side of the Deacon property was approved 15 years ago, prior to the Barn Swallow being added to the endangered species list in 2012. Ms. Deacon clarified that the current owners, Richard and Susan Deacon, were not involved in that development.

Signe Leisk of Cassels Brock, and Jo-Anne Lane of Beacon Environmental Ltd., representing the applicant, gave a brief explanation of the Endangered Species Act requirements and review process with respect to Barn Swallows and Snapping Turtles, and potential mitigation plans.

Peter Miasek, representing Unionville Residents Association, spoke of concerns regarding the mixed use high-rise block, traffic, and needed monitoring and improvements at Warden Avenue and 16th Avenue. Mr. Miasek suggested staff continue to work with the applicant to resolve issues before bringing a recommendation report forward in September.

Piper Morley of Borden Ladner Gervais, representing the Normandale Community Residents Association, indicated support for the interim report without a recommendation, in consideration of the items still to be resolved. Ms. Morley suggested that the scale of the development is similar to the size of a small town, and the City needs to ensure there are no negative impacts to existing residents. A pre-hearing conference will be held in October and a hearing may be held as late as the end of 2019. Ms. Morley advised that her clients do not oppose the development, but want to make sure growth occurs in a responsible manner, keeping up with infrastructure and transit improvements.

With respect to the Confidential Report, the City Solicitor advised that this matter is before the Appeal Body (LPAT), and until Council makes a decision, staff opinions should not be made public. The City Solicitor also clarified the uncertain timing of LPAT hearings.

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Alex Chiu

- 1) **That correspondence from Luyao Li, Piper Morley of Borden Ladner Gervais, representing the Normandale Community Residents Association, and Issac Tang of BLD representing the Deacons, regarding applications by Sixteenth Land Holdings Inc., be received; and,**
- 2) **That the depositions by Ruth Conroy, Issac Tang of Borden Ladner Gervais, representing Richard and Susan Deacon, Susan Deacon, Peter Miasek, representing Unionville Residents Association, and Piper Morley of Borden Ladner Gervais, representing the Normandale Community Residents Association, regarding applications by Sixteenth Land Holdings Inc., be received; and further,**
- 3) That the interim report dated June 25, 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.

CARRIED

**13. RECOMMENDATION REPORT
BOX GROVE RESIDENTIAL EAST INC.
APPLICATIONS TO AMEND THE
OFFICIAL PLAN AND ZONING BY-LAW
TO PERMIT TOWNHOUSE DEVELOPMENT AT THE
NORTH-WEST CORNER OF DONALD COUSENS PARKWAY
AND COPPER CREEK DRIVE (PART OF BLOCK 1, 65M4141); WARD 7
FILE NOS: OP/ZA 17 150349 (10.3, 10.5)**

[Report](#)

Reid McAlpine spoke in support of the proposal with respect to including secondary suites.

Ron Blake, Senior Development Manager, gave a brief overview of the proposal. The Committee discussed parkland and design issues, accommodating secondary suites with an appropriate parking ratio, live-work component, and inclusion of a central park to create a dynamic plan. It was confirmed that the maximum building height will be three stories, and the Zoning By-law will be amended accordingly. The Committee also endorsed including purpose-built second suites in the plan.

John Genest of Malone, Given, Parsons Ltd., and Dave Stewart of TACC, representing the applicant, displayed conceptual plans.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) **That the deputation by Reid McAlpine, regarding the application by Box Grove Residential East Inc., be received; and,**
- 2) That the report dated June 25, 2018 and titled “Recommendation Report, Box Grove Residential East Inc., Applications to amend the Official Plan and Zoning By-law to permit townhouse development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141); Ward 7, File Nos: OP/ZA 17 150349”, be received; and,
- 2) That the Official Plan Amendment application submitted by Box Grove Residential East Inc., (OP 17 150349) to amend the City’s 2014 Official Plan (as partially approved by the Ontario Municipal Board on November 24, 2017 and further updated on April 9, 2018), 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 Box Grove Residential East Inc., (ZA 17 150349) to amend Zoning By-law 177-96, as amended, be approved, and that the draft by-law attached as Appendix ‘B’ **with a maximum building height of 13 metres for three storeys, and including purpose-built second suites**, be finalized and enacted without further notice; and,

- 4) That Council assign servicing allocation for up to 221 townhouses; and,
- 5) That in accordance with the provisions of subsection 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 a variance from the provisions of Zoning By-law 2018- XXX, before the second anniversary of the day on which the by-law was approved by Council; and,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. RECOMMENDATION REPORT
KLM PLANNING PARTNERS INC.
ON BEHALF OF CORNELL ROUGE DEVELOPMENT CORPORATION,
APPLICATIONS FOR A ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION (19TM-17003) ON BLOCK 77,
PLAN 65M-4257 FOR 13 SINGLE-DETACHED DWELLINGS AND
19 TOWNHOUSES ON THE WEST SIDE OF DONALD COUSENS PARKWAY
AND NORTH OF HIGHWAY 7 IN CORNELL (WARD 5)
FILE: ZA/SU 17 153836 (10.5, 10.7)
[Report](#)**

Ron Blake, Senior Development Manager, gave a brief summary of the applications.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alex Chiu

- 1) That the report titled “RECOMMENDATION REPORT, KLM Planning Partners Inc. on behalf of Cornell Rouge Development Corporation, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision (19TM-17003) on Block 77, Plan 65M-4257 for 13 single-detached dwellings and 19 townhouses on the west side of Donald Cousens Parkway and north of Highway 7 in Cornell (Ward 5)” be received; and,
- 2) That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Cornell Rouge Development Corporation to amend Zoning By-law 177-96, as amended to permit 13 single-detached dwellings and 19 townhouses be approved and that the draft zoning by-law amendment attached as Appendix ‘B’ **including purpose-built second suites**, be finalized and enacted without further notice; and,
- 3) That the Draft Plan of Subdivision 19TM-17003 be approved subject to the conditions outlined in Appendix ‘C’; and,
- 4) That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix ‘C’, as may be amended by the Director of Planning and Urban Design or his designate; and,

- 5) That the draft plan approval for Plan of Subdivision 19TM-17003 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
- 6) That servicing allocation for up to 32 units be assigned to Draft Plan of Subdivision 19TM-17003; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. RECOMMENDATION REPORT
NEAMSBY INVESTMENTS INC.
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS AND
SITE PLAN CONTROL APPROVAL TO PERMIT A
TWO-STOREY BUILDING FOR RECREATIONAL AND
ATHLETIC PURPOSES AT 1443 DENISON STREET (WARD 8)
FILE NOS. OP/ZA/SC 17 148679 (10.3, 10.5 & 10.6)
[Report](#)**

A representative of the applicant gave a brief presentation to provide details of the proposal. The Committee discussed the importance of this facility and expressed appreciation to the proponents. The entrance configurations, exterior meshing material, accessibility, and spectator capacity were discussed. It was noted that the signage should reflect multiculturalism.

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

- 1) That the recommendation report “Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments and Site Plan Control Approval to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8), File Nos. OP/ZA/SC 17 148679”, be received; and,
- 2) That the presentation by the Applicant for the re-configured recreational and athletic facility, be received; and,
- 3) That Council confirm that no further notice is required for the Official Plan and Zoning By-law amendments for the reconfigured building design; and,
- 4) That Council direct staff to bring forward the implementing documents for the reconfigured building design; and,

- 5) That the Site Plan Control Application be endorsed, in principle, subject to the conditions attached as Appendix 'A'; and,
- 6) That final Site Plan Control Approval be delegated to the Director of Planning and Urban Design or his designate; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. RECOMMENDATION REPORT
1421121 ONTARIO LIMITED
4080 HIGHWAY 7, WARD 3
APPLICATION FOR SITE PLAN APPROVAL
FOR THE REDEVELOPMENT OF EXISTING
AUTOMOBILE DEALERSHIPS
FILE NO. SC 17 125805 (10.6)
[Report](#)**

Reid McAlpine made a deputation and suggested that higher density would be more suitable as this is a transit corridor.

The Committee acknowledged the ongoing debate about appropriate locations for higher density, commented on the amount of paving and glass materials, and suggested that the entrance component be enhanced. The Ward Councillor advised that a neighbourhood survey indicates support for the proposal.

A representative of the applicant was in attendance to display the site plan and elevations, and to answer any questions.

Moved by: Councillor Don Hamilton

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputation by Reid McAlpine, regarding the application by 1421121 Ontario Limited, be received; and,**
- 2) That the staff report dated June 25, 2018 titled "RECOMMENDATION REPORT, 1421121 Ontario Limited, 4080 Highway 7, Ward 3, Application for site plan approval for the redevelopment of existing automobile dealerships, File No. SC 17 125805" be received; and,
- 3) That the application be endorsed, in principle; and,

- 4) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan “approved”) when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’ to the June 25, 2018 staff report.
 - The trustees for the applicable cost sharing groups have advised the City in writing that the Owner is in good standing with the Groups; 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 further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. UNIONVILLE COMMERCIAL CORE
PATTERN BOOK – VILLAGE DESIGN
AND ARCHITECTURAL GUIDELINES – UPDATE (WARD 3) (16.11)
[Report](#)**

Christiane Bergauer-Free made a deputation and urged the Committee to consider the interests and requests of the public.

Ron Blake, Senior Development Manager, provided an update on this matter.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) **That the deputation by Christiane Bergauer-Free regarding the Unionville Commercial Core Pattern Book, be received; and,**
- 2) That the staff report titled “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines - Update”, dated June 25, 2018, be received; and,
- 3) That Council approve the “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines” as revised by amendments outlined in Appendix ‘A’ to this report, for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville; and,

- 4) That Council direct City staff to monitor the effectiveness of the Pattern Book for a period of at least two (2) years and determine if any further revisions to the document or related policies and implementation tools are warranted for Council consideration; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. RECOMMENDATION REPORT
STIVER LANE INC.
PROPOSED OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS AND
SITE PLAN CONTROL APPLICATIONS FOR A
DETACHED FOUR STOREY RESIDENTIAL BUILDING
AND A COMMERCIAL ADDITION TO AN EXISTING
HERITAGE BUILDING, 206 MAIN STREET UNIONVILLE WARD 3
FILES: OP 17 170770, ZA 17 170770 & SC 17 170770 (10.3, 10.5, 10.6)
[Report](#)**

Christiane Bergauer-Free made a deputation to discuss the lack of rental units and green space, and the loss of trees along Main Street Unionville, and encouraged adherence to the by-laws in the public interest.

Ron Blake, Senior Development Manager, provided an update on this matter. Staff will ensure that a warning clause regarding access restrictions will be included in relevant documents.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Nirmala Armstrong

- 1) **That the deputation by Christiane Bergauer-Free regarding the application by Stiver Lane Inc., be received; and,**
- 2) That the report dated June 25, 2018 titled “RECOMMENDATION REPORT, Stiver Lane Inc., Proposed Official Plan and Zoning By-Law Amendments and Site Plan Control application for a detached four storey residential building and commercial addition to an existing heritage building, 206 Main Street Unionville, Ward 3, File Nos. OP/ZA/SC 17 170770.” be received; and,
- 3) That the record of the Public Meeting held on May 22, 2018 regarding the applications for approval of Official Plan and Zoning By-law Amendments related to the Site Plan Control application submitted by Stiver Lane Inc. be received; and,

- 4) That the Official Plan Amendment application submitted by Stiver Lane Inc. to amend the 2014 Official Plan be approved, and that the draft Official Plan Amendment attached as Appendix 'A' be finalized and enacted without further notice; and,
- 5) That the Zoning By-law Amendment application submitted by Stiver Lane Inc. to amend Zoning By-law 122-72, as amended, be approved and that the draft By-law attached as Appendix 'B' be finalized and enacted without further notice; and,
- 6) That the Site Plan Control application as submitted by Stiver Lane Inc. seeking permission to construct a new four storey residential building and a one and one half storey commercial addition to the rear of the Stiver House be endorsed in principle, subject to the conditions attached as Appendix 'C'; and,
- 7) That site plan approval be delegated to the Director of Planning and Urban Design or their designate, not to be issued prior to the execution of a site plan agreement; and,
- 8) 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,
- 9) That Council assign servicing allocation for up to 14 residential units for the proposed development by Stiver Lane Inc.; and,
- 10) That as per the recommendation of Heritage Markham, the Part IV designation By-law protecting the Stiver House be amended to identify certain interior architectural features as heritage attributes, including but not limited to, doors and trim work; and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. RECOMMENDATION REPORT
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT, DRAFT PLAN OF CONDOMINIUM
AND SITE PLAN CONTROL BY 2496052 ONTARIO INC. AND
ONE PIECE DEVELOPMENTS INC., TO PERMIT TOWNHOUSES
ON THE LANDS LOCATED ON THE NORTH SIDE OF
MARKLAND STREET AND WEST OF WOODBINE AVENUE (WARD 2)
FILE NOS. OP 13 114950, ZA/CU 16 124882, SC 17 107031 (10.3, 10.5 & 10.6)
[Report](#)**

Ron Blake, Senior Development Manager, provided a brief explanation of the proposal.

Adam Layton of Evans Planning Inc., representing the applicant, was in attendance to give a presentation providing details of the plan and to answer any questions.

Comments from the Committee included snow storage, garbage collection, storage space, building height, pathways, amenity spaces, and second suites. The Committee complimented the applicant on the design elements and suggested that a central park would create a more dynamic plan.

The Committee requested that staff provide an update on the Milton Fierheller Park at a future meeting.

The Committee consented to separate Clause 3.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

- 1) That the Staff report titled “Recommendation Report, Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Control by 2496052 Ontario Inc. and One Piece Developments Inc., to permit townhouses on the lands located on the north side of Markland Street and west of Woodbine Avenue File No.’s: OP 13 114950, ZA/CU 16 124882”, be received; and,
- 2) That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’ be adopted and forwarded to York Region for approval; and,
- 3) That the proposed amendment to Zoning By-law 165-80, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, **and not permit second suites as-of-right**, be finalized and enacted without further notice, once the proposed Official Plan Amendment is approved by York Region; and,
- 4) That the Site Plan application by 2496052 Ontario Inc. and One Piece Developments Inc. be endorsed, in principle; and,
- 5) That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period; and,
- 6) That in accordance with the provisions of subsection 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 a variance from the provisions of the zoning by-law attached as Appendix “B” to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
- 7) That servicing allocation for seventy (70) townhouse units be assigned to the subject development; and,

- 8) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

20. NEW BUSINESS
MILTON FIERHELLER PARK (10.0)

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

That staff provide an update on the Milton Fierheller Park at a future meeting.

CARRIED

21. CONFIDENTIAL ITEMS

A Motion moved by Councillor Don Hamilton and seconded by Councillor Karen Rea, to not go into Confidential Session at this time, was LOST

Moved by: Regional Councillor Joe Li

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 at 4:06 to discuss the following matters:

- (1) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES
- March 19, 2018 and April 30, 2018 (10.0)
[Section 239 (2) (e) (e) (f)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL
BOARD – SIXTEENTH LAND HOLDINGS INC. (YORK DOWNS GOLF COURSE)
(WARD 6) (8.0)
[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alex Chiu

That the Development Services Committee rise and report from the Confidential session at 5:47 p.m.

CARRIED

- (1) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES
- March 19, 2018 and April 30, 2018 (10.0)
[Section 239 (2) (e) (e) (f)]

This matter was not dealt with by the Committee and will be deferred to a future meeting.

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

Development Services Committee consented to having this item placed on the June 26, 2018 Council agenda.

ADJOURNMENT

The Development Services Committee meeting adjourned at 5:47 PM.

Alternate formats for this document are available upon request.
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