



Development Services Committee Minutes

June 26, 2018, 1:00 PM to 5:00 PM

Council Chamber

Meeting No. 14

All Members of Council

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
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
Ron, Blake, Senior Development Manager
Sabrina Bordone, Senior Planner
Ronji Borooah, City Architect
Catherine Conrad, City Solicitor and Acting Director of
Human Resources
Bryan Frois, Chief of Staff
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Director of Planning and Urban
Design
Brian Lee, Director of Engineering
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Joe Li

The Development Services Committee convened at the hour of 1:20 p.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. INFORMATION REPORT
2018 SECOND QUARTER UPDATE OF THE
STREET AND PARK NAME RESERVE LIST (10.14, 6.3)**

[Report](#)

Moved by: Councillor Valerie Burke

Seconded by: Councillor Colin Campbell

- 1) That the report titled 'Information Report 2018 Second Quarter Update of the Street and Park Name Reserve List', be received; and,
- 2) That Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report.

CARRIED

**2. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF JANUARY 27, 2018 TO APRIL 30, 2018 (10.0)**

[Report](#)

The Committee directed that the Site Plan for # 21, York Region District School Board, come forward to Development Services Committee in the fall.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Colin Campbell

That the report entitled "Report on Incoming Planning Applications for the period of January 27, 2018 to April 30, 2018", be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

CARRIED

**3. PRELIMINARY REPORT
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW AMENDMENT
PLAN OF CONDOMINIUM AND SITE PLAN APPROVAL
BY GEMTERRA (WOODBINE) INC. TO PERMIT
TOWNHOUSES AT 9064 TO 9110 WOODBINE AVENUE (WARD 2)
FILE NOS. OP/SU/ZA/CU/SC 17 153653 (10.3, 10.7, 10.5, 10.6)
[Report](#)**

Moved by: Councillor Valerie Burke

Seconded by: Councillor Colin Campbell

That the Staff report titled “Preliminary Report – Applications for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Gemterra (Woodbine) Inc. to permit townhouses at 9064 to 9110 Woodbine Avenue (Ward 2) File Nos. OP/SU/ZA/CU/SC 17 153653”; be received.

CARRIED

**4. RECOMMENDATION REPORT
H & W DEVELOPMENT CORPORATION
10 CEDARLAND DRIVE
(WEST OF WARDEN AVENUE, SOUTH OF CLEGG ROAD)
APPLICATION FOR SITE PLAN APPROVAL FOR A
CONDOMINIUM APARTMENT DEVELOPMENT. WARD 8
FILE NO. SC 18 181643 (10.6)
[Report](#)**

Ron Blake, Senior Development Manager, introduced this matter, advising that staff are generally satisfied with the plan. A representative of the applicant was in attendance to review the site plan and answer questions.

Staff reviewed the overall development in conjunction with Liberty Developments, and advised that this site will complete the block. The Committee discussed park development, building height, traffic and access points, and supported the use of City lands for staging during construction.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) That the staff report dated June 26, 2018 titled “RECOMMENDATION REPORT, H & W Development Corporation, 10 Cedarland Drive, (west of Warden Avenue, south of Clegg Road), Application for site plan approval for a condominium apartment development. Ward 8, File No. SC 18 181643;” be received; and,

- 2) That the application be endorsed, in principle; and,
- 3) 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 Trustee for the Markham Centre Landowners Group has advised the City in writing that the Owner is in good standing with the Group and that the required servicing allocation for the proposed development is available and has been assigned to H & W Development Corporation.
 - The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’.
 - The Committee of Adjustment has approved the required minor variances.
 - The holding provision has been removed from the zoning of the lands in accordance with the provisions of the By-law 2004-196, as amended; and,
- 4) That servicing allocation for 530 apartment units be assigned to the proposed development; and,
- 5) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 6) That the Region of York be advised that servicing allocation for 530 apartment units has been confirmed; and,
- 7) 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,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. RECOMMENDATION REPORT
ONEPIECE (MS) DEVELOPMENTS INC.
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT A HIGH DENSITY
RESIDENTIAL MIXED-USE DEVELOPMENT ON THE
NORTH SIDE OF ENTERPRISE BOULEVARD
WEST OF MAIN STREET UNIONVILLE
28 MAIN STREET
MARKHAM CENTRE (WARD 3)
FILE NOS. ZA 16 119946 & SC 15 119946 (10.5, 10.6)
[Report](#)**

Ron Blake, Senior Development Manager, introduced this matter, advising that staff are generally satisfied with the proposal, with conditions and details to be refined. A representative of the applicant was in attendance to give a presentation to provide details and answer questions.

Staff responded to concerns regarding construction impacts to the Amica building. Catherine Randall of Rockport, representing Amica, was in attendance and provided an update on arrangements between the developers.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report dated June 26, 2018 titled “RECOMMENDATION REPORT, OnePiece (MS) Developments Inc., Applications for Zoning By-law Amendment and Site Plan Approval to permit a high density residential mixed-use development on the north side of Enterprise Boulevard, west of Main Street Unionville, 28 Main Street Unionville, Markham Centre (Ward 3), File Nos. ZA 16 119946 & SC 15 119946” be received; and,
- 2) That the Zoning By-law Amendment application (ZA 16 119946) submitted by OnePiece (MS) Developments Inc., be approved and that Staff continue to work with the Applicant on finalizing the implementing Zoning By-law Amendment, to be brought forward for enactment at a future Council meeting; and,
- 3) That the application for Site Plan Approval (SC 15 119946) submitted by OnePiece (MS) Developments Inc. be endorsed in principle subject to the conditions attached in Appendix ‘A’; and,
- 4) That site plan approval 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 Council grant servicing allocation for the 673 residential units within this development; and,
- 6) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,

- 7) That this 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 further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

6. CONFIDENTIAL ITEMS

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alan Ho

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 2:27 p.m. to discuss the following matters:

- (1) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINOR VARIANCE APPEAL – 110 MORGAN AVENUE (WARD 1) (8.0)
[Section 239 (2) (e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONEPIECE (MS) DEVELOPMENTS INC. – 28 MAIN STREET UNIONVILLE (WARD 3) (8.0)
[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

That the Development Services Committee rise and report from Confidential session at 2:28 p.m.

CARRIED

- (1) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINOR VARIANCE APPEAL – 110 MORGAN AVENUE (WARD 1) (8.0)
[Section 239 (2) (e)]

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

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONEPIECE (MS) DEVELOPMENTS INC. – 28 MAIN STREET UNIONVILLE (WARD 3) (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 2:28 PM.

Alternate formats for this document are available upon request.
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