



Development Services Committee Minutes

May 28, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 11

All Members of Council

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 (9:55)
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner of Development Services
Ron Blake, Senior Development Manager
Catherine Conrad, City Solicitor and Acting Director of
Human Resources
Bryan Frois, Chief of Staff
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban
Design
Brian Lee, Director of Engineering
Graham Seaman, Director, Sustainability Office
Sandra Tam, Senior Business Development Officer
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:07 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 item No. 14.

DISCLOSURE OF PECUNIARY INTEREST

None Declared

1. DEVELOPMENT SERVICES COMMITTEE MINUTES - May 14, 2018 (10.0) [Minutes](#)

Moved by: Regional Councillor Nirmala Armstrong
Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Committee meeting held May 14, 2018, be confirmed.

CARRIED

**2. MARKHAM FIRE & EMERGENCY SERVICES
CADET PROGRAM (12.2.6)**

The Markham Fire & Emergency Services CADET Program has focused its public education efforts on meeting the needs of our very diverse community. One of the communities that may get overlooked is those living with a development disability. This program was created to give individuals who are not able to be employed as a firefighter the opportunity to experience all aspects and roles within the fire service.

Mayor Frank Scarpitti, Deputy Fire Chief Chris Nearing, Deputy Fire Chief, Adam Grant, and Public Education Officer, Alex Freeman presented a plaque to the following recipients:

Matthew Mok
Andrew Zhang
Joanne Chen

**3. 2018 KNABENKAPELLE NÖRDLINGEN
CONCERT TOUR TO MARKHAM (12.2.6)**

Mayor Frank Scarpitti recognized Knabenkapelle Nördlingen from Nördlingen, Markham's sister city in Germany with tokens of appreciation for their visit to Markham May 22-29, 2018. In attendance with the band members were Georg Winkler, Conductor; Peter Schiele, Manager, Nördlingen; and David Wittner, Chief of Tourism Information, Nördlingen. Lorne Smith, the City's Historian, was also recognized as being instrumental in establishing and nurturing the relationship between Nördlingen and City of Markham. The band performed three musical numbers, to the delight of those in attendance.

**4. HERITAGE MARKHAM COMMITTEE MINUTES
- April 11, 2018 and May 9, 2018 (16.11)
[Apr. 11](#) [May 9](#)**

Moved by: Councillor Karen Rea
Seconded by: Regional Councillor Joe Li

That the minutes of the Heritage Markham Committee meetings held April 11, 2018 and May 9, 2018, be received for information purposes.

CARRIED

**5. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- April 19, 2018 (16.34)**
[Minutes](#)

Moved by: Councillor Karen Rea
Seconded by: Regional Councillor Joe Li

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 19, 2018, be received for information purposes.

CARRIED

**6. PRELIMINARY REPORT
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
ZONING BY-LAW AMENDMENT APPLICATIONS
190 ENTERPRISE BOULEVARD, EAST OF BIRCHMOUNT ROAD AND
ON THE SOUTH SIDE OF THE FUTURE VERDALE CROSSING BETWEEN
BIRCHMOUNT ROAD AND THE FUTURE POST ROAD EXTENSION
WARD 3, MARKHAM CENTRE
FILE NOS. ZA 15 155470 AND ZA 18 180694 (10.5)**
[Report](#)

Moved by: Councillor Karen Rea
Seconded by: Regional Councillor Joe Li

That the “Preliminary Report, Ruland Properties Inc. (The Remington Group), Zoning By-law Amendment Applications, 190 Enterprise Boulevard, east of Birchmount Road, and on the south side of the future Verdale Crossing between Birchmount Road and the future Post Road extension, Ward 3, Markham Centre, File Nos. ZA 15 155470 and ZA 18 180694”, be received.

CARRIED

7. **PRELIMINARY REPORT
HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW, AND FOR DRAFT PLAN OF SUBDIVISION
AND SITE PLAN APPROVAL TO ALLOW A COMMON ELEMENT
CONDOMINIUM TOWNHOUSE DEVELOPMENT ON THE EAST SIDE
OF DONALD COUSENS PARKWAY, WEST OF NINTH LINE,
SOUTH OF MAJOR MACKENZIE DRIVE
(CONCESSION 8, PART OF LOT 19), WARD 5
FILE NOS: OP 18 129244, ZA 10 132122, SU 11 118324
& SC 10 132123 (10.3, 10.5, 10.7 & 10.6)**
[Report](#)

Staff confirmed that the indistinct marking on the site plan is not a road, but is a part of the water system. The Committee requested that the storm water management pond be properly fenced.

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

That the report titled “PRELIMINARY REPORT, Humbold Greensborough Valley Holdings Limited, Applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision and Site Plan Approval to allow a common element condominium townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive (Concession 8, Part of Lot 19), Ward 5, (File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123)”, be received.

CARRIED

8. **INFORMATION MEMORANDUM
MARKHAM GOLF DOME
150 BURNCREST ROAD
APPLICATION TO EXTEND A MINISTER’S ZONING ORDER
MMAH FILE #: 19-MZOA-187256
WARD: WARD 8 (10.0)**
[Memorandum](#)

Moved by: Councillor Karen Rea
Seconded by: Regional Councillor Joe Li

- 1) That Council endorse the application to extend a Minister’s Zoning Order to permit the continued siting of an indoor and outdoor golf driving range at 150 Burncrest Road to July 1, 2021; and,

- 2) That this endorsement be sent to The Ministry of Municipal Affairs (MMA) as the City of Markham's comments on this application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. PRELIMINARY REPORT
APPLICATION FOR DRAFT PLAN OF SUBDIVISION 19TM-18001
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-15002
SUBMITTED BY LIVANTE HOLDINGS INC., ON THE LANDS
LOCATED AT THE SOUTH WEST CORNER OF VETMAR AVENUE
AND VICTORIA SQUARE BOULEVARD (WARD 2)
FILE NOS. ZA/SU 17 139415 & SU 17 106634 (10.5, 10.7)
[Report](#)**

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Joe Li

That the report titled “PRELIMINARY REPORT, Application for Draft Plan of Subdivision, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-15002, submitted by Livante Holdings Inc., on the lands located at the south west corner of Vetmar Avenue and Victoria Square Boulevard”, be received.

CARRIED

- 10. PRELIMINARY REPORT
MONARCH BERCZY GLEN DEVELOPMENT LTD.
APPLICATION FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT
260 SINGLE DETACHED RESIDENTIAL UNITS
44 STREET TOWNHOUSES AND 1 HERITAGE DWELLING
AT 3391 ELGIN MILLS ROAD E.
MATTAMY WALMARK DEVELOPMENT LTD.
MATTAMY (MONARCH) LTD., E.M.K. CONSTRUCTION LTD.
AND TREELAWN CONSTRUCTION LTD.
APPLICATION FOR DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT TO PERMIT
435 SINGLE DETACHED RESIDENTIAL UNITS AND
245 TOWNHOUSES AT 10521 WOODBINE AVENUE
FILE NO.:ZA/SU 18 181743 (WARD 2) (10.7, 10.5)
[Report](#)**

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Joe Li

That the report titled “PRELIMINARY REPORT, Monarch Berczy Glen Development Group Ltd., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 260 single detached residential units, 44 street townhouses and 1 heritage dwelling at 3319 Elgin Mills Road E. and Mattamy Walmark Development Limited, Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 435 single detached residential units and 245 townhouses at 10521 Woodbine Avenue”, be received.

CARRIED

- 11. ADDITION OF PROPERTIES TO THE
MARKHAM REGISTER OF PROPERTY OF
CULTURAL HERITAGE VALUE OR INTEREST, WARD 5 (16.11)
[Report](#)**

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Joe Li

- 1) That the report entitled “Addition of Properties to the Markham Register of Property of Cultural Heritage Value or Interest”, dated May 28, 2018, be received; and,

- 2) That as recommended by the Heritage Markham Committee, the properties identified in Appendix “A” of this report be added to the Markham Register of Property of Cultural Heritage Value or Interest; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. PRELIMINARY REPORT
2080552 & 2328465 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT THIRTY-NINE (39) TOWNHOUSE UNITS
AT 4781, 4791, 4801 AND 4813 14TH AVENUE (WARD 8)
FILE NO. ZA 18 114381 (10.5)**

[Report](#)

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Joe Li

That the report titled “PRELIMINARY REPORT, 2080552 & 2328465 Ontario Inc., Application for Zoning By-law Amendment to permit thirty-nine (39) townhouse units at 4781, 4791, 4801 and 4813 14th Avenue, File No. ZA 18 114381” be received.

CARRIED

**13. REQUEST FOR DEMOLITION
OF THE BARN AND DESIGNATION
OF THE PROPERTY 11091 WARDEN AVENUE (10.13, 16.11.3)**

[Report](#)

The Committee discussed other buildings on the property, the potential use of the property as a sports park, and the subsequent potential use of the barn. Staff advised that a report on the property will be coming forward later in the year.

In response to questions, staff advised that the cost to stabilize and/or restore the building would be substantial. Public safety was discussed with respect to fencing and securing the building if the demolition is not approved at this time. The Committee suggested that standard procedures include salvaging the materials from demolished heritage buildings, and staff confirmed that salvage is being recommended in this case.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Amanda Collucci

- 1) That the staff report titled “Request for Demolition of the Barn and Designation of the Property”, dated May 28, 2018, be received; and,
- 2) That Heritage Markham Committee’s recommendation “that the demolition be denied by Council and both the existing heritage barn and farmhouse be designated under Part IV of the Ontario Heritage Act”, be received; and,
- 3) That Council support Option 2 – demolish the existing barn and reclaim/ salvage as much material as possible; and,
- 4) That as recommended by Heritage Markham, the John Mustard Farmhouse and Milk House be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 5) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 6) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 7) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. UNIONVILLE HOME SOCIETY
(4300 HWY 7 EAST)
CONSTRUCTION AGREEMENT (WARD 3) (5.5) (5.0)
[Report](#)**

Brian Lee, Director of Engineering, explained the request for authority for a Construction Agreement regarding municipal infrastructure for Unionville Home Society.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Jim Jones

- 1) That the report titled “Unionville Home Society (4300 HWY 7 East) Construction Agreement (Ward 3)” be received; and,

- 2) That Council authorize the Mayor and Clerk to execute a Construction Agreement with Unionville Home Society, to allow for the construction of municipal sewers and watermain within the Unionville Home Society lands to service the proposed re-development; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. NEW/OTHER BUSINESS
INFILL DEVELOPMENT (10.0)**

The Committee discussed infill development, and requested that staff review and bring forward a report on infill development, particularly relating to architectural control, but also including tree preservation, flooding, construction, and other issues of concern.

The Committee discussed procedural matters related to New Business.

Moved by: Councillor Karen Rea

Seconded by: Councillor Valerie Burke

That infill development issues be referred to staff for a review and report.

CARRIED

**16. NEW/OTHER BUSINESS
ART SCULPTURE CHARITY (6.0)**

Councillor Alan Ho conveyed appreciation from the residents in the Crescent Park Lane area for the removal of the art sculpture, Charity, and inquired about next steps for the site. Staff advised that the park will be returned to its original state.

**17. ANNOUNCEMENTS
NÖRDLINGEN, GERMANY (12.2.6)**

Deputy Mayor Jack Heath described the exhilarating experience of attending the festival and parade held in Nördlingen, Germany, and expressed the hope that three more Council members can make the trip the next time it is held.

ADJOURNMENT

The Development Services Committee meeting adjourned at 10.37 AM.

Alternate formats for this document are available upon request.