



Development Services Committee Minutes

April 16, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 7

All Members of Council

Development Services Issues

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

Economic Growth, Culture & Entrepreneurship Issues

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

Transportation and Engineering Capital Projects Issues

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

Attendance

Mayor Frank Scarpitti(arrived at 9:54am)
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li(arrived at 11:15am)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho(arrived at 11:22am)
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Amanda Collucci(arrived at 9:21am)
Councillor Logan Kanapathi

Andy Taylor, Chief Administrative Officer
Brian Lee, Acting Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Sally Campbell, Manager, East District
Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship
Catherine Conrad, City Solicitor and Acting Director of Human Resources
George Duncan, Senior Heritage Planner
Bryan Frois, Chief of Staff
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban Design
Alida Tari, Acting Manager Access & Privacy

Regrets

Councillor Karen Rea
Councillor Alex Chiu

The Development Services Committee convened at the hour of 9:13 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Development Services Committee recessed at 11:20 a.m. and reconvened at 11:34 a.m.

Development Services Committee thanked all City staff involved for their exemplary work on handling the April ice storm this past weekend, and continue to handle it.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- April 3, 2018 (10.0)**
[Minutes](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Valerie Burke

That the minutes of the Development Services Committee meeting held April 3, 2018, be confirmed.

Carried

**2. SPECIAL DEVELOPMENT SERVICES MEETING MINUTES
- March 27, 2018 (10.0)**
[Minutes](#)

Moved by Councillor Don Hamilton
Seconded by Councillor Valerie Burke

That the minutes of the Special Development Services meeting held March 27, 2018, be confirmed.

Carried

COMMUNICATIONS

There were no communications.

PETITIONS

There were no petitions.

**3. INFORMATION REPORT
2018 FIRST QUARTER UPDATE OF THE
STREET AND PARK NAME RESERVE LIST (10.14 & 6.3)**
[Report](#)

There was discussion regarding the process relative to implementing the street and park names.

Regional Councillor Nirmala Armstrong requested that the name Robert Joffre Leet be implemented as soon as possible.

Moved by Regional Councillor Nirmala Armstrong
Seconded by Councillor Don Hamilton

- 1) That the report titled 'Information Report 2018 First 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

**4. PRELIMINARY REPORT
DIGRAM DEVELOPMENTS (HELEN) INC.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT TO PERMIT THE DEVELOPMENT
OF ELEVEN (11) SINGLE-DETACHED DWELLINGS AND
TWENTY-SIX (26) TOWNHOUSE DWELLINGS AT
55, 63 AND 83 HELEN AVENUE AND 7987 KENNEDY ROAD (WARD 3)
FILE NOS. SU/ZA 17 135415 (10.7 & 10.5)**
[Report](#)

The Ward Councillor for this application advised that there have been some discussions with the applicant to have the proposed park in a different location than where it was shown in the report, and that staff ensure the updated park location be shown in the future statutory public meeting.

There was discussion regarding the Stormwater Management Pond owned by the Ministry of Transportation (MTO), and lands currently owned by Infrastructure Ontario (IO), and how it can become part of the development when the lands are declared surplus by the Province.

Moved by Councillor Don Hamilton
Seconded by Deputy Mayor Jack Heath

- 1) That the report titled “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of eleven (11) single-detached dwellings and twenty-six (26) townhouse dwellings at 55, 63 and 83 Helen Avenue and 7987 Kennedy Road (Ward 3), File Nos. SU/ZA 17 135415” be received.

Carried

5. HASKETT DRIVE PROPOSED PARKING PROHIBITION (5.12)
[Report](#)

The Committee suggested that staff investigate the reason(s) for the increased number of vehicles parking at this location, and that the item be referred to the Transportation staff and provide a memo with the results of the investigation at the Council meeting. Staff advised that they will have the transportation staff investigate, but pointed out that the purpose of restricting parking on the south and west side of Haskett Drive is to ensure the parked vehicles at this location will not impact emergency vehicle movement and operation.

Moved by Councillor Don Hamilton
Seconded by Deputy Mayor Jack Heath

- 1) That the report entitled “Haskett Drive Proposed Parking Prohibition,” be **referred directly to the April 24, 2018 Council meeting.**

Carried

6. ART SCULPTURE CHARITY THE COW (6.0)

Staff provided a verbal update advising that an extensive inspection of the art sculpture took place on Wednesday April 11, 2018 with staff, the consultant engineer, the artist and representatives of the donor. Pictures were taken. It was confirmed that that approximately 20% to 25% of the maple leaves on the garland around the cow’s neck have insufficient welding. Staff noted that the artist is prepared to remove the sculpture and transfer it to his workshop in Barrie to have it repaired.

It was confirmed that once the art sculpture Charity the Cow is removed from this site it will not be returned to this site. Staff pointed out that an appropriate brace must be put in place during the disassembling and transportation. Installing the brace for dismantling and transportation is highly dependent on the weather, and the ground condition. Staff advised that the Operations Department has erected a security fence around the sculpture, and that it is the consultant engineer’s opinion that the security fence is sufficient to protect the public from any further leaves falling from the garland.

There was discussion regarding the cost to remove and repair the art sculpture. It was noted that the ownership of the art sculpture is with the City, as a result, the City will be handling all expenses including transportation and storage of the art sculpture.

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Don Hamilton

- 1) That the verbal update from staff regarding the art sculpture Charity the Cow be received; and,
- 2) That staff be requested to inform Members of Council on any further updates.

Carried

**7. UNIONVILLE COMMERCIAL CORE PATTERN BOOK
– VILLAGE DESIGN AND ARCHITECTURAL GUIDELINES
WARD 3 (16.11)**

[Presentation](#) [Report](#)

Regan Hutcheson, Manager Heritage Planning and Michael Morrissey, Study Consultant delivered a PowerPoint presentation regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines. The presentation reviewed the desired level of intensification proposed for the core area in the Main Street Unionville Community Vision Plan which was adopted in principle by Council in January 2015. They noted that the proportion and massing of the new buildings and their style was to be compatible with the heritage character of the area (3 to 3 ½ storeys, primarily gabled roofed, residential building forms). The presentation reviewed the purpose of the Pattern Book, its regulatory framework, the village design guidelines (dealing with existing development constraints, height setbacks zones, internal lanes, frontages, vistas, build-to-lines, maximum building footprints, maximum height and façade treatment), and the four local architectural styles that could be appropriately translated into large scale buildings.

The Ward Councillor spoke in opposition of the proposed lane adjacent to the eastern boundary of Parkview Public School and inquired if it could be removed from the plan. Staff noted that the conceptual lane was on private lands, separated by a fence and would include a landscaped buffer, and if the City wants residential development on the rear back section of the western block an access lane is necessary for fire services and waste management (garbage/recycling pickup) especially if a number of existing driveways onto Main Street are to become pedestrian accesses. Staff advised that during the Main Street Community Vision Plan study, the York Region District School Board indicated that all parking requirements and traffic circulation would need to be accommodated without utilization of the Board lands at the school.

Staff also indicated that this document is conceptual, provides direction on how to achieve the design outcomes supported in the Vision Plan, and offers guidelines that have a certain degree of flexibility.

There was discussion regarding underground parking on the west side and how to screen enclosed at-grade parking facilities.

Bill Bilkas addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. He believes this Core Pattern Book should be deferred, and have further consultation with the local residents and businesses in the area especially related to the proposed lane location.

Ian Free addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and stated concerns. He believes that there should be a clear definition of height, that mansard roofs should be banned, a concern about surface water and drainage, and that the proposed laneway behind the arena through the ball diamond should be removed.

Christine Bergauer-Free addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. Her concerns included the size and height of new infill development at 3 ½ storeys, the impact of construction on Main Street, commercial noise affecting future residential units, safety issues related to the proposed access road behind the school; insufficient allotted green space and further consultation with residents.

AJ Luo addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and stated concerns. She believes that this Core Pattern book should be deferred, and that the Parent Council from Parkview Public School should be consulted, especially related to the lane.

Arma Nummi addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. She believes further consultation with residents and the Parent Council from Parkview Public School is necessary related to the laneway.

Tristen Bergauer-Free addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition to redevelopment of the area.

George LeDonne, owner of 206 Main Street, Unionville with a current application submitted to the City for redevelopment of his property, addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. He does not agree with the proposed access lane concept. Mr. LeDonne believes the plan should not be too specific, but have options. He is not in support of the proposed height restrictions. He also indicated that smaller sized building footprints as proposed in the Plan would frustrate interior layouts and redevelopment opportunities.

There was discussion regarding whether these design and architectural guidelines can be tested against reality of what could be developed. The Committee discussed the importance of finding the proper guidelines that will manage traffic issues, and how to introduce new multi-unit residential development in a three (3) to three and a half (3 ½) storey form in the commercial core area. Staff noted that contrary to some comments that had been made, small scale development could occur in the Special Policy Area, but must comply with the current policies set out in the Official Plan and current Zoning By-laws and be adequately flood-proofed.

The Committee suggested that staff investigate the impact on the development potential of the Commercial Core Area properties if the parking structure on the east side is not introduced. Staff indicated that without the parking structure, each development parcel must address its parking requirements on its own property.

The Committee suggested that this item be deferred to a future Development Services Committee meeting to permit further consultation with the Historical Unionville Community Vision Committee, concerned residents, existing businesses, Mayor's office and Parent Council of Parkview Public School.

Moved by Councillor Don Hamilton

Seconded by Mayor Frank Scarpitti

- 1) That the presentation by Regan Hutcheson, Manager of Heritage Planning and Michael Morrissey, Study Consultant, be received; and,
- 2) That the correspondence from: Anoosh Sharif, Chair, Parkview Public School Council; Reid McAlpine; Mark Swailes; Sally Innanen; Ryan Xue; Gabriella Serravalle; Riaz Walji; Wei Xi; Henna Alvi; Abbas Alizadeh; Eva Lam and Mike Voulgaris; Aj Luo; Tao Wang; Bin Liu; Victor Guo; Guangyan Lu; Mia Ma; Yan Jiang; Zhen Yang; Joanne Ngan; Hang Ling Huang; Grace Guan; Xinwei Sun and Ting Liu, be received; and further,
- 3) That the staff report titled "Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines", dated April 16, 2018, be received **and consideration be deferred to a future Development Services Committee meeting.**

Carried

**8. RECOMMENDATION REPORT
NEAMSBY INVESTMENTS INC.
CEDARLAND PROPERTIES LIMITED
517737 ONTARIO LIMITED, RULAND PROPERTIES INC.
AND THREE GEMS DEVELOPMENTS INC.
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO ALLOW RESIDENTIAL AND
FUTURE COMMERCIAL DEVELOPMENT SOUTH OF
14TH AVENUE, EAST OF MIDDLEFIELD ROAD (PART OF LOT 5,
CONCESSION 7, AND 5821 TO 5933 14TH AVENUE) (WARD 7)
FILE NO: ZA/SU 16 130764 (10.5 & 10.7)
[Report](#)**

The Ward Councillor Logan Kanapathi addressed the Committee advising that some of his constituents raised some concerns relative to the proposal.

Randy Peddigrew on behalf of Neamsby Investment addressed the Committee advising that the proposal has not changed since the last Community Information meeting and at that meeting there were no objections to the plan. He indicated that all the previous concerns raised by the residents have been addressed.

The Committee suggested that the Ward Councillor and Randy Peddigrew meet with the residents who have raised concerns prior to this report going to the April 24, 2018 Council meeting.

The Committee discussed the following relative to the proposal:

- Pedestrian walkway at southeast corner
- Green living wall being incorporated into Block 281 that will provide noise buffer and enhanced esthetic feature
- Safer design for the entrance into the existing plaza on 14th Avenue with only right-in/right-out access
- Ensure future building (Block 272) will face the park land
- Importance of preserving the integrity of the existing surrounding communities by not having a new vehicular connection to Highglen Avenue
- Monitor the need of a signalized intersection at Middlefield Road into the Community Centre
- The various sustainable elements incorporated into the development

Moved by Councillor Logan Kanapathi

Seconded by Mayor Frank Scarpitti

- 1) That the report titled “RECOMMENDATION REPORT, Neamsby Investments Inc., Cedarland Properties Limited, 517737 Ontario Limited, Ruland Properties Inc., and Three Gems Developments Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision to allow residential and future commercial development south of 14th Avenue, east of Middlefield Road (Part of Lot 5, Concession 7, and 5821 to 5933 14th Avenue) (Ward 7), File No: ZA/SU 16 130764”, be received; and,

- 2) That the Zoning By-law Amendment application (ZA 16 130764) be approved and the draft implementing Zoning By-law, attached as Appendix 'A' of this report, be finalized and enacted without further notice; and,
- 3) That Draft Plan of Subdivision 19TM-16002 (SU 16 130764) be approved subject to the conditions of draft approval set out in Appendix 'B' of this report; 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 'B' of this report, as may be amended by the Director of Planning and Urban Design or his designate; and,
- 5) That servicing allocation for 510 units be assigned to the proposed residential 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 the draft approval for plan of subdivision 19TM-16002 will lapse after a period of three (3) years commencing on the date of issuance of draft plan approval, in the event that a subdivision agreement is not executed within that period; and,
- 8) 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,
- 9) That in accordance with By-law 178-96 the City declare certain lands described as Part of Lot 5, Concession 7, City of Markham, Regional Municipality of York, shown as Part 1 and 2 on the draft reference plan attached hereto as Figure 8 (the "Excess Road Lands"), as surplus, being lands originally set out for road servicing; and,
- 10) That Lots 66-70, Lot 71, Blocks 72-75, Lot 162 and Blocks 180-199) on the draft plan be classified as Class 4 lands pursuant to NPC-300 (Ministry of Environment Noise Guidelines); and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

- 9. FRIENDS OF THE MARKHAM MUSEUM
BOARD MINUTES AND EXTRACT DATED MARCH 14, 2018
CONTAINING EMAIL MOTIONS APPROVED ON MARCH 14, 2018**
- February 7, 2018 Minutes
- March 14, 2018 Extract (16.0)
[Extract](#) [Attachment A – Feb. 7 Minutes...](#)[Attachment B and C Collections Committee](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Colin Campbell

- 1) That the minutes of the Friends of the Markham Museum Board meeting held February 7, 2018, be received for information purposes; and,
- 2) That Council endorse the recommendation from the March 14, 2018 Friends of the Markham Museum Board Extract:

“That the Friends of Markham Museum accept the approved Collections Management Brief complete with the attached list of artifacts for deaccession and submit to the City of Markham Council for approval. (See Attachment C for list of artifacts).

Carried

MOTIONS

There were no motions.

NOTICES OF MOTION

There were no notices of motions.

NEW/OTHER BUSINESS

- 10. NEW/OTHER BUSINESS
1771107 ONTARIO INC. (TIMES GROUP INC.)
BLOCK 3 IN UPTOWN MARKHAM (10.5)**

Moved by Councillor Don Hamilton
Seconded by Mayor Frank Scarpitti

That staff be directed to provide a status report on Block 3, in Uptown Markham as soon as possible.

Carried

**11. NEW/OTHER BUSINESS
YONGE SUBWAY EXTENSION (5.0)**

Regional Councillor Jim Jones addressed the Committee advising that he has been made aware that the Royal Orchard subway stop may no longer be an option for a subway stop. He requested that staff study the viability of this station location and report back to Committee.

**12. NEW/OTHER BUSINESS
2780 19TH AVENUE HERITAGE HOUSE
(ALFRED READ HOUSE) (16.11)**

Councillor Colin Campbell addressed the Committee requesting if staff can report back on the feasibility for William Shay to acquire the heritage home and relocate the Alfred Read House to Heritage Estates.

Moved by Councillor Colin Campbell
Seconded by Deputy Mayor Jack Heath

That staff be directed to report back on the feasibility for William Shay to acquire the heritage home and relocate the Alfred Read house to Heritage Estates including:

- a 25 year outlook on the expenses
- the cost to stabilize the house
- the cost of entire renovations to ensure it is rentable
- 25 year outlook on the maintenance cost
- Expected rent if the City continues to own it
- Any other anticipated expenses (e.g. insurance)

Carried

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:25 PM.