



## **Development Services Committee Minutes**

March 19, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 4

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### **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 Logan Kanapathi (left at 12:42pm)  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Brian Lee, Acting Commissioner of Development Services  
Biju Karumanchery, Director of Development Services  
Trinela Cane, Commissioner of Corporate Services  
Brenda Librecz, Commissioner of Community & Fire Services  
Ron Blake, Senior Development Manager  
Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship  
Catherine Conrad, City Solicitor and Acting Director of Human Resources  
Scott Heaslip, Senior Project Coordinator  
Regan Hutcheson, Manager, Heritage Planning  
Alida Tari, Council/Committee Coordinator

The Development Services Committee convened 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 recessed at 11:36 a.m. and reconvened at 11:50 a.m.

Development Services Committee recessed at 12:42 p.m. and reconvened at 1:45 p.m.

**DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- February 26, 2018 (10.0)**  
[Minutes](#)

Moved by Councillor Alex Chiu  
Seconded by Councillor Valerie Burke

That the minutes of the Development Services Committee meeting held February 26, 2018, be confirmed.

Carried

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- February 20, 2018 (10.0)**  
[Minutes](#)

Moved by Councillor Alex Chiu  
Seconded by Councillor Valerie Burke

That the minutes of the Development Services Public Meeting held February 20, 2018, be confirmed.

Carried

**3. PRESENTATION OF SERVICE AWARDS (12.2.6)**

City of Markham Staff:

Kristin Gordon-James, Contract Coordinator, Operations, 20 years  
Naval Grotra, Building Inspector II, Building Standards, 20 years  
Catherine Conrad, City Solicitor, Legal Services, 15 years  
Chak Ming Poon, Network Operations Specialist, Information Technology Services, 10 years  
Marija Ilic, Manager Infrastructure & Capital Projects, Engineering, 5 years  
Julianna Tso, Administrative Assistant, Sustainability & Asset Management, 5 years

## **COMMUNICATIONS**

### **PETITIONS**

- 4. PETITIONS  
4031 16<sup>TH</sup> AVENUE (UNIONVILLE) INC.  
(LIVANTE DEVELOPMENTS)  
4031 16<sup>TH</sup> AVENUE (10.5, 10.7)**

Ann Woods, Markham resident submitted a petition to object to 4031 16<sup>th</sup> Avenue (Unionville) Inc. consent to relocate the Heritage House located at 4031 16<sup>th</sup> Avenue, Unionville, Ontario.

- 5. HERITAGE MARKHAM COMMITTEE MINUTES  
- February 14, 2018 (16.11)**  
[Minutes](#)

Moved by Councillor Alex Chiu  
Seconded by Councillor Logan Kanapathi

That the minutes of the Heritage Markham Committee meeting held February 14, 2018, be received for information purposes.

Carried

- 6. FLATO MARKHAM THEATRE  
ADVISORY BOARD MINUTES  
- January 29, 2018 (16.0)**  
[Minutes](#)

There was discussion regarding the potential of having Blue Rodeo perform for the 2019 Gala, and the proposed funding of the foundation start-up.

Moved by Councillor Alex Chiu  
Seconded by Councillor Logan Kanapathi

That the minutes of the Flato Markham Theatre Advisory Board meeting held January 29, 2018, be received for information purposes.

Carried

**7. VARLEY-MCKAY ART FOUNDATION  
OF MARKHAM MINUTES  
- November 13, 2017 (16.0)**  
[Minutes](#)

Moved by Councillor Alex Chiu  
Seconded by Councillor Logan Kanapathi

That the minutes of the Varley-McKay Art Foundation of Markham meeting held November 13, 2017, be received for information purposes.

Carried

**8. PUBLIC ART ADVISORY COMMITTEE MINUTES  
- October 25, 2017 (16.0)**  
[Minutes](#)

There was brief discussion regarding the Charity sculpture. Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship advised that he attended a more recent Public Art Advisory Committee meeting and provided the Committee with an update regarding the next steps relative to the Charity sculpture.

Moved by Councillor Alex Chiu  
Seconded by Councillor Logan Kanapathi

That the minutes of the Public Art Advisory Committee meeting held October 25, 2017, be received for information purposes.

Carried

**9. REPORT ON INCOMING PLANNING  
APPLICATIONS FOR THE PERIOD OF  
NOVEMBER 4, 2017 TO JANUARY 26, 2018 (10.0)**  
[Report](#)

There was discussion regarding the approval process for planning applications, and that if Councillors would like to review the details of a particular application, then the Committee needs to request staff bring back a report.

The Committee requested that staff provide a presentation providing an update on the widening of Steeles Avenue, and include limitations on development applications within the area due to transportation constraints.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the report entitled “Report on Incoming Planning Applications for the period of November 4, 2017 to January 26, 2018”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report; and,
- 2) **That staff be directed to provide a presentation to Development Services Committee regarding the widening of Steeles Avenue from Kennedy Road to the eastern boundary of the City of Markham, and include any restrictions imposed by the City of Toronto on development applications within this area.**

Carried

**10. PRELIMINARY REPORT  
C.W. KOWOLIA INC.  
C/O QX4 INVESTMENTS LTD.  
ZONING BY-LAW AMENDMENT TO PERMIT A  
4 STOREY HOTEL AND GROUND FLOOR RESTAURANTS  
AT 15 MINTHORN BOULEVARD, (WARD 8)  
FILE NO. ZA 17 157688 (10.5)**

[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Logan Kanapathi

- 1) That the report titled “PRELIMINARY REPORT, C.W. Kowolia Inc, c/o QX4 Investments Inc., Zoning By-law Amendment to permit a 4 storey hotel and ground floor restaurants at 15 Minthorn Boulevard, (Ward 8), File No. ZA 17 157688” be received; and,
- 2) **That the letter dated March 19, 2018 from Mary-Flynn-Guglietti, McMillan LLP, be received.**

Carried

**11. AFFORDABLE RENTAL HOUSING PROJECT  
20 WATER STREET  
MARKHAM VILLAGE HERITAGE DISTRICT  
REQUEST FOR DELEGATED APPROVAL AUTHORITY (10.6)**  
[Presentation](#)

Biju Karumanchery, Director of Planning & Urban Design addressed the Committee and provided some brief opening remarks.

Regan Hutcheson, Manager, Heritage Planning delivered a PowerPoint presentation regarding the Affordable Rental Housing Project at 20 Water Street in the Markham Village Heritage District.

The Committee suggested that staff consider that the same assistance provided to the Tony Wong Place, East Markham Non-Profit homes be provided to this proposal such as reduced cash-in-lieu of parkland contribution or deferral of Development Charges.

There was discussion regarding the style of the proposed building and the compatibility to the existing surrounding buildings.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

- 1) That the presentation provided by Regan Hutcheson, Manager, Heritage Planning entitled “Affordable Rental Housing Project 20 Water Street Markham Village Heritage District Request for Delegated Approval Authority” be received; and,
- 2) That notwithstanding By-law 2002-202, as amended, the Director of Planning and Urban Design (and his or her designate) is delegated the authority to approve plans and drawings pursuant to section 41 of the Planning Act for a site plan control application at 20 Water Street, Markham for a four storey, 32 unit affordable rental apartment building (File Number SC 18 124680); and further,
- 3) That the reduced cash-in-lieu of parkland contribution (equivalent to 5% of the land value) payable, estimated at \$48,696, be supported.

Carried

**12. RECOMMENDATION REPORT  
APPLICATION FOR SITE PLAN APPROVAL  
BY FONTUR INTERNATIONAL INC. FOR A  
BELL MOBILITY MONOPOLE TELECOMMUNICATION TOWER  
AND ASSOCIATED EQUIPMENT COMPOUND AT  
10 BUR OAK AVENUE  
FILE NO. SC 14 129195 (WARD 6) (10.6)  
[Report](#) [Presentation](#)**

Ron Blake, Senior Development Manager addressed the Committee and provided some opening remarks.

Fontur International Inc. on behalf of Bell Mobility delivered a PowerPoint presentation regarding the proposed telecommunication tower at 10 Bur Oak Avenue.

The Committee discussed and suggested the following relative to the proposed telecommunication tower at 10 Bur Oak Avenue:

- Height of the tower
- York Region School Board concerns regarding the proximity of the tower to the existing High School
- Property to the north of the subject property and the possibility of a future submission of a development application to redevelop the site
- Concern with proximity of the telecommunication tower and existing daycare centre at this location
- Potential health risks associated with public exposure to radio waves from the telecommunication tower

The Committee suggested that this application be referred back to the local Ward Councillor to hold further public consultations.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

- 1) That the report dated March 19, 2018, entitled “Application for Site Plan Approval by Fontur International Inc. for a Bell Mobility Monopole Telecommunication Tower and associated equipment compound at 10 Bur Oak Avenue, File SC 14 129195 (Ward 6)”, be received; and,
- 2) That the presentation by Fontur International Inc., on behalf of Bell Mobility, regarding the proposed telecommunications tower, be received; and,

- 3) That the Site Plan application be **referred back to the Ward 6 Councillor, Amanda Collucci to have further public consultation with the Daycare; Pierre Elliott Trudeau High School and landowners on the west side; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**13. THIRD SUPPLEMENTARY REPORT  
1771107 ONTARIO INC. (TIMES GROUP INC.)  
SOUTH SIDE OF HIGHWAY 7, EAST OF WARDEN AVENUE  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO PERMIT AN INCREASE IN THE MAXIMUM PERMITTED NUMBER  
OF DWELLING UNITS AND MAXIMUM PERMITTED BUILDING  
HEIGHT IN THE TIMES GROUP'S UPTOWN MARKHAM DEVELOPMENT  
WARD 3  
FILE NO. ZA 16 164154 (10.5)  
[Report](#)**

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

There was discussion regarding the proposed increase in the height of the southerly tower, location of the school site and the proposed “strata” park with a private underground garage.

The Committee suggested that staff evaluate Block 3 and report back.

- 1) That the staff report dated March 19, 2018 titled “THIRD SUPPLEMENTARY REPORT, 1771107 Ontario Inc. (Times Group Inc.), South side of Highway 7, east of Warden Avenue, Application for zoning by-law amendment to permit an increase in the maximum permitted number of dwelling units and maximum permitted building height in the Times Group’s Uptown Markham development, Ward 3, File No. ZA 16 164154;” be received; and,
- 2) **That staff be directed to evaluate Block 3 and report back with a planning report to a future Development Services Committee meeting.**

Carried



**14. 4031 16<sup>TH</sup> AVENUE (UNIONVILLE) INC.  
(LIVANTE DEVELOPMENTS)  
4031 16<sup>TH</sup> AVENUE  
APPEALS OF APPLICATIONS FOR  
ZONING BY-LAW AMENDMENT AND  
DRAFT PLAN OF SUBDIVISION FOR  
A RESIDENTIAL DEVELOPMENT  
WARD 3  
FILE NOS. ZA/SU 16 133028 (10.5, 10.7)  
[Report](#)**

Ann Woods, Markham residents addressed the Committee regarding 4031 16<sup>th</sup> Avenue (Unionville) Inc. and stated concerns. She is concerned that the proposed house on Unit 1 will have a negative impact on her home, property value and landscape.

The Committee discussed the following relative to the zoning application by 4031 16<sup>th</sup> Avenue (Unionville) Inc.:

- Preservation of trees and existing vegetation
- Relocation of the Heritage Home on the property and its visibility from 16<sup>th</sup> Avenue
- Proposed park will not be a programmed park, but an enhancement to the valley
- Consider including a pathway to the valley lands
- Visitor parking included on the private lands

Moved by Councillor Don Hamilton

Seconded by Councillor Alan Ho

- 1) That the report dated March 19, 2018 titled “4031 16th Avenue (Unionville) Inc. (Livante Developments), 4031 16th Avenue, Appeals of applications for zoning by-law amendment and draft plan of subdivision for a residential development, Ward 3, File Nos. ZA/SU 16 133028,” be received.

Carried

**15. PROPOSED BIKE-SHARE FEASIBILITY STUDY (5.10)  
[Report](#)**

Brian Lee, Acting Commissioner of Development Services addressed the Committee and summarized the details outlined in the report.

There was discussion regarding the purpose of the feasibility study.

The Committee suggested that the study includes coordination with the bike-share program in the City of Toronto and adjacent municipalities. It was noted that there should not be difficulty for users when crossing municipal boundaries.

Moved by Regional Councillor Jim Jones

Seconded by Deputy Mayor Jack Heath

- 1) That the report entitled “Proposed Bike-Share Feasibility Study”, be received; and,
- 2) That staff, in partnership with York Region, undertake a three-step feasibility study to understand the potential for a bike-share program and identify requirements needed to implement a successful pilot project, **including coordination with the bike-share program in the City of Toronto and other adjacent municipalities**; and,
- 3) That, upon completion of Step 2 of the feasibility study, staff be directed to report back on the findings and recommendations; and,
- 4) That York Region be requested to partner with the City to undertake the feasibility study; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**16. WHISTLE CESSATION ON  
STOUFFVILLE GO LINE  
– MARCH 2018 PROGRESS UPDATE (WARDS 3, 4, 5 & 8) (5.12)**  
[Report](#)

The Committee discussed the following relative to the whistle cessation on Stouffville GO line:

- Anticipated completion of package 2
- Other agencies that need to be notified
- Metrolinx approvals
- Timing challenges
- Train speeds

Moved by Mayor Frank Scarpitti

Seconded by Councillor Don Hamilton

- 1) That the report entitled “Whistle Cessation on Stouffville GO Line – March 2018 Progress Update (Wards 3, 4, 5 & 8)” be received; and,
- 2) That the draft By-law substantially in the form attached hereto as Attachment “B” be approved and placed on the next City of Markham Council agenda for adoption; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**MOTIONS**

There were no motions.

**NOTICES OF MOTION**

There were no notices of motion.

**NEW/OTHER BUSINESS**

**17. NEW/OTHER BUSINESS  
CHURCH STREET AND ELM STREET  
PROPOSED ALL WAY STOP CONTROL (5.12)**

Councillor Karen Rea requested that staff report back to a future Development Services Committee meeting on options available to control pedestrian crossings.

**18. NEW/OTHER BUSINESS  
UNIONVILLE RATEPAYERS ASSOCIATION (URA) (10.0)**

Regional Councillor Nirmala Armstrong inquired when the fourth Unionville Subcommittee will be scheduled to discuss the built form and massing for the applications from Sixteenth Land Holdings Inc. 4134 16<sup>th</sup> Avenue (York Downs Golf Course). Staff advised that they are anticipating to schedule that meeting in late April 2018.

**ANNOUNCEMENTS**

There were no announcements.

**CONFIDENTIAL ITEMS**

Moved by Councillor Don Hamilton  
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 to discuss the following matters (2:11 p.m.):

- (1) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES  
- February 26, 2018 (10.0)  
[Section 239 (2) (e) (e)]

Development Services Committee confirmed the February 26, 2018 confidential meeting minutes.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – ONTARIO MUNICIPAL BOARD – 4031 16<sup>TH</sup> AVENUE (UNIONVILLE) INC., 4031 16<sup>TH</sup> AVENUE (WARD 3) (8.0)  
[Section 239 (2) (e)]

Development Services Committee consented to have this matter placed on the March 20, 2018 Council agenda for consideration.

Carried

Moved by Councillor Valerie Burke  
Seconded by Councillor Alan Ho

That the Development Services Committee rise from confidential session.

Carried

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 4:00 PM.

<b>Alternate formats for this document are available upon request.</b>
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