



Development Services Committee Minutes

February 12, 2018, 9:00 AM to 5:00 PM

Council Chamber

Meeting No. 2

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 Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Biju Karumanchery, Acting Commissioner of
Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Ron Blake, Acting Director of Planning and Urban
Design
Ronji Borooah, City Architect
Catherine Conrad, City Solicitor and Acting Director of
Human Resources
Regan Hutcheson, Manager, Heritage Planning
Christina Kakaflikas, Manager, Special Projects
Brian Lee, Director of Engineering
Bryan Frois, Chief of Staff
Alida Tari, Council/Committee Coordinator

Regrets

Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:08 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alex Chiu assumed the Chair for Economic Growth, Culture & Entrepreneurship items, Nos.3.

Development Services Committee recessed at 11:29 a.m. and reconvened at 11:44 a.m.

Development Services Committee recessed at 1:22 p.m. and reconvened at 2:31 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

1. DEVELOPMENT SERVICES COMMITTEE MINUTES

- January 29, 2018 (10.0)

[Minutes](#)

Councillor Karen Rea and Councillor Don Hamilton suggested that the following words “or a full recommendation report” be added to the second clause relative to the Sixteenth Land Holdings Inc. 4134 16th Avenue. The City Solicitor reminded the Committee that the recommendation report will not be made public, and suggested that further discussions regarding this matter be dealt with in confidential session. The Committee inquired if the fourth Unionville Subcommittee meeting has been scheduled. Staff noted that they are continuing to work with the applicant to resolve the various issues/concerns raised at the previous subcommittee meetings and that the fourth subcommittee meeting has not been scheduled.

The Committee suggested that an update be provided during confidential session regarding the art sculpture of Charity.

Moved by Councillor Karen Rea

Seconded by Councillor Don Hamilton

That the minutes of the Development Services Committee meeting held January 29, 2018, be confirmed.

Carried

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- January 23, 2018 (10.0)

[Minutes](#)

Moved by Councillor Karen Rea

Seconded by Councillor Don Hamilton

That the minutes of the Development Services Public Meeting held January 23, 2018, be confirmed.

Carried

**3. MARKHAM ECONOMIC ALLIANCE PROGRAM
AND TORONTO GLOBAL OVERVIEW (10.16)**

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

Christina Kakaflikas, Manager, Special Projects addressed the Committee and summarized the details outlined in the report.

Mr. Toby Lennox, CEO of Toronto Global delivered a PowerPoint presentation entitled “Your Region for Business.”

The Committee discussed the following relative to the Toronto Global:

- Funding partners that include: Regional Municipalities of Halton, Durham and York; Cities of Toronto; Mississauga and Brampton; Province of Ontario and Government of Canada
- NAFTA and potential changes – any impact on Toronto Global
- Opportunities for collaborating on international business missions
- Importance of emphasizing in future communications that Toronto Global works equally for all funding partners in the Greater Toronto Area

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

- 1) That the report, Markham Economic Alliance Program and Toronto Global Overview” be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**4. YORK REGION RAPID TRANSIT CORPORATION
PROPOSED BUS TERMINAL – CORNELL CENTRE
(File SC 16 109259) (10.6)**

[Presentation](#)

Mary-Frances Turner, President YRRTC and Raj Mohabeer Design Chief, Infrastructure & Development delivered a PowerPoint presentation regarding the proposed bus terminal – Cornell Centre.

The Committee discussed and suggested the following relative to the proposed bus terminal – Cornell Centre:

- Number of proposed routes
- Routing within the terminal site
- Timing future extension of Rustle Wood Avenue to Bur Oak Avenue

- Pedestrian access points coming from the west of the terminal – can there be more access points?
- Consider planting larger mature trees
- Consider incorporating commuter parking area
- Ensure that future presentations highlight the bird friendly features that are incorporated into the design
- Potential for a future overbuild
- Consider including individuals with disabilities in future renderings

Moved by Deputy Mayor Jack Heath

Seconded by Mayor Frank Scarpitti

That the presentation by Mary-Frances Turner, President YRRTC and Raj Mohabeer Design Chief, Infrastructure & Development regarding the York Region Rapid Transit Corporation proposed bus terminal – Cornell Centre be received.

Carried

COMMUNICATIONS

There were no communications.

PETITIONS

There were no petitions.

- 5. PRELIMINARY REPORT
NOBLEE HOMES CORPORATION
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO AMEND DEVELOPMENT STANDARDS TO
FACILITATE THE SEVERANCE AND FUTURE
CONSTRUCTION OF TWO NEW SINGLE-DETACHED DWELLINGS
AT 4671 14TH AVENUE (WARD 8)
FILE NO. ZA 17 167005 (10.5)
[Report](#)**

Moved by Councillor Alex Chiu

Seconded by Councillor Logan Kanapathi

- 1) That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to amend development standards to facilitate the severance and future construction of two new single-detached dwellings at 4671 14th Avenue, File No. ZA 17 167005” be received.

Carried

**6. ELIGIBILITY OF REVEREND JENKINS HOUSE
FOR RELOCATION TO MARKHAM HERITAGE ESTATES
11022 KENNEDY ROAD, WARDS 4 AND 6 (16.11)**

[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Logan Kanapathi

- 1) That the staff report entitled “Eligibility of Reverend Jenkins House for Relocation to Markham Heritage Estates”, dated February 12, 2018, be received; and,
- 2) That notwithstanding the Markham Heritage Estates Administrative Guidelines and the Markham Official Plan 2014 cultural heritage policies, the Reverend Jenkins House be permitted to be disassembled and replicated at Markham Heritage Estates, utilizing a new post and beam structure provided that all salvageable exterior and interior elements from the original structure are incorporated into the project based on measured drawings of the existing house, to the satisfaction of Heritage Section staff; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7. REQUEST FOR DEMOLITION
SINGLE DETACHED DWELLING
10 DRYDEN COURT, MARKHAM VILLAGE (16.11 & 10.13)
DP 17 181477**

[Report](#)

Deputy Mayor Jack Heath requested that this item be added to the confidential agenda for discussion that is subject to solicitor-client privilege.

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Alex Chiu

- 1) That the staff report entitled “Request for Demolition-Single Detached Dwelling, 10 Dryden Court, Markham Village,” dated February 12, 2018, be received ; and,
- 2) That Council approve the proposed demolition request for the existing single detached, non-heritage, dwelling at 10 Dryden Court located within the Markham Village Heritage Conservation District, subject to the proposed new infill dwelling conforming with policies and guidelines of the Markham Village Heritage Conservation District Plan for new buildings and the City’s Bird Friendly Guidelines; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**8. REQUEST FOR DEMOLITION
SINGLE DETACHED DWELLING
26 STATION STREET, MARKHAM VILLAGE (16.11 & 10.13)**
[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Logan Kanapathi

- 1) That the staff report entitled “Request for Demolition-Single Detached Dwelling, 26 Station Street, Markham Village,” dated February 12, 2018, be received; and,
- 2) That Council deny the proposed demolition request of the existing single detached heritage dwelling at 26 Station Street located within the Markham Village Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9. RECOMMENDATION REPORT
EVALUATION OF MARKHAM DESIGN
REVIEW PANEL PILOT PROJECT (10.8)**
[Report](#)

Ronji Borooah, City Architect delivered a PowerPoint presentation regarding the Design Review Panel – Evaluation of Pilot Project. Staff pointed out that the panel only considers design schemes, and that building heights, Official Plan Amendments and Zoning applications are not part of this panel.

There was discussion regarding parcels of land that do not require subdivision approval, only site plan approvals, and that there is no legislation to prohibit the developer from advertising and/or selling those units prior to having site plan endorsement. It was suggested that staff report back on whether a policy or by-law can be developed to prohibit developers from advertising and/or selling units prior to having received endorsement.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Don Hamilton

- 1) That the report titled “Evaluation of Markham Design Review Panel Pilot Project” be received; and,
- 2) That Council authorize the permanent establishment of a Markham Design Review Panel to act as an advisory body to assist City staff in design matters during the development approval process of large and complex higher density development in key locations in Regional Centres, Key Development Areas, Local Centres and Corridors, and including higher density development applications that may be identified in other locations by the Director of Planning and Urban Design; and,

- 3) That Council authorize a maximum annual budget of \$10,000, to be included in the Planning and Urban Design Department Operating Budget for the Design Review Panel, to be funded from development application fees; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

**10. COMMUNITY HERITAGE ONTARIO
REQUEST TO HOST ONTARIO
HERITAGE CONFERENCE 2020 (16.11)**

[Report](#)

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the staff report titled “Community Heritage Ontario, Request to Host the Ontario Heritage Conference 2020”, dated February 12, 2018, be received; and,
- 2) That the Director of Economic Growth, Culture and Entrepreneurship be authorized to develop and submit a proposal to Community Heritage Ontario to host the 2020 Ontario Heritage Conference; and,
- 3) That if Markham is awarded the 2020 Ontario Heritage Conference, culture and economic development staff be authorized to create a Local Organizing Committee consisting of municipal staff, Heritage Markham members, individuals from local heritage groups and organizations and other appropriate community stakeholders; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**11. RECOMMENDATION REPORT
WEMAT ONE LTD., BLOCK 1, PLAN 65M-2665
SOUTH SIDE OF HIGHWAY 7, BETWEEN HIGHWAY 404
AND COMMERCE VALLEY DRIVE EAST, APPLICATION
FOR OFFICIAL PLAN AMENDMENT TO EXPAND THE
RANGE OF EMPLOYMENT USES PERMITTED, WARD 8
FILE NO. OP 13 113480 (10.3)**

[Report](#)

There was discussion regarding the proposed convention facility and/or live theatre.

The Committee suggested that staff review the size of the proposed above ground parking area and additional built form as part of the site plan application.

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

- 1) That the report dated February 12, 2018 entitled “RECOMMENDATION REPORT, Wemat One Ltd., Block 1, Plan 65M-2665, South side of Highway 7, between Highway 404 and Commerce Valley Drive East, Application for Official Plan Amendment to expand the range of employment uses permitted”, be received; and,
- 2) That the Official Plan Amendment application submitted by Wemat One Ltd. to amend the 2014 Official Plan as partially approved on Oct 30/15, May 26/16, Mar 10/17, April 21/17 and Nov 24/17 be approved, and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and enacted without further notice; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**12. RECOMMENDATION REPORT
– TRIMON MANAGEMENT INC. C/O DIGRAM
DEVELOPMENTS INC. SITE PLAN APPLICATION
TO PERMIT 3 MULTI-UNIT COMMERCIAL
BUILDINGS ON THE WEST SIDE OF
WOODBINE AVENUE, NORTH OF JOHN STREET
FILE NO. SC 135026, WARD 8 (10.6)**

[Report](#)

Biju Karumanchery, Acting Commissioner of Development Services addressed the Committee and provided some opening remarks.

The applicant presented proposed renderings of the buildings and parking area.

The Committee suggested that the following be considered:

- Enhance the architectural designs of the buildings fronting on Woodbine Avenue
- Ensure measures are taken to manage the storm water run off
- Consideration be made to relocate feral cats from the site
- Every effort be made to preserve as many of the mature trees on site
- Investigate if a pedestrian access can be included on the piece of land that runs out to John Street

There was discussion regarding the one entrance/exit off of Woodbine. Staff advised that there is a Regional requirement to have joint access with the property to the south.

Moved by Councillor Alex Chiu
Seconded by Mayor Frank Scarpitti

- 1) That the report titled “Recommendation Report, Trimon Management Inc. c/o Digram Developments Inc., Site Plan Application to permit a multi-unit commercial development at 7528, 7530 and 7550 Woodbine Avenue Ward 8, File No. SC 13 135026”, dated February 12, 2018, be received; and,
- 2) That the presentation by the applicant regarding the proposed multi-unit commercial development, be received; and,
- 3) That the Site Plan application by Trimon Management Inc. c/o Digram Developments Inc. be endorsed, in principle; and,
- 4) 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 further,
- 5) 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 motions.

NEW/OTHER BUSINESS

There was no new/other business.

ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

Moved by Councillor Don Hamilton
Seconded by Councillor Logan Kanapathi

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters (2:31p.m.):

- (1) ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (6.0)
[Section 239 (2) (f)]

Development Services Committee received a verbal update.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – SIXTEENTH LAND HOLDINGS INC. 4134 16TH AVENUE (YORK DOWNS GOLF COURSE) (8.0)
[Section 239 (2) (e)]

Development Services Committee received a verbal update.

- (3) ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE - 10 DRYDEN COURT (8.0)
[Section 239 (2) (f)]

Development Services Committee received a verbal update.

- (4) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - November 13, 2017 and January 29, 2018 (10.0)
[Section 239 (2) (e) (e) (e) (e), (f) and (c)]

The November 13, 2017 and January 29, 2018 Development Services Committee confidential meeting minutes were confirmed.

- (5) SPECIAL DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES -
November 13, 2017 (10.0)
[Section 239 (2) (f)]

The November 13, 2017 Special Development Services Committee confidential meeting minutes were confirmed.

- (6) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL
BOARD – 2471330 ONTARIO INC. AND 2471331 ONTARIO INC. – 28 AND 30
SCIBERRAS ROAD (WARD 3) (8.0)
[Section 239 (2) (e)]

Development Services Committee consented to place this item on a future Council agenda for consideration.

- (7) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL
BOARD – ONTARIO MUNICIPAL BOARD – 310 MAIN STREET NORTH (WARD
4) (8.0)
[Section 239 (2) (e)]

Development Services Committee consented to place this item on a future Council agenda for consideration.

Carried

Moved by Councillor Don Hamilton
Seconded by Deputy Mayor Jack Heath

That the Development Services Committee rise from the confidential session 3:33 PM.

Carried

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:34 PM.

Alternate formats for this document are available upon request.