



Development Services Committee Minutes

December 11, 2017, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 19

All Members of Council

Attendance

Mayor Frank Scarpitti (1:07)

Regional Councillor Jim Jones (9:25)

Regional Councillor Joe Li (9:20, left 2:40)

Regional Councillor Nirmala Armstrong

Councillor Valerie Burke

Councillor Don Hamilton

Councillor Karen Rea

Councillor Colin Campbell

Councillor Amanda Collucci

Councillor Logan Kanapathi

Councillor Alex Chiu (left 2:00)

Andy Taylor, Chief Administrative Officer

Brian Lee, Acting Commissioner of Development Services

Ron Blake, Senior Development Manager

Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship

Catherine Conrad, City Solicitor and Acting Director of Human Resources

Regan Hutcheson, Manager, Heritage Planning

Biju Karumanchery, Director of Planning and Urban Design

Gary Sellars, Senior Planner

Soran Sito, Manager, Environmental Engineering

Peter Wokral, Heritage Planner

Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath

Councillor Alan Ho

The Development Services Committee convened at the hour of 9:13 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair. Regional Councillor Jim Jones assumed the Chair at 10:00 a.m. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects item No. 8.

The Committee recessed from 11:18 a.m. to 1:07 p.m.

DISCLOSURE OF PECUNIARY INTEREST

- None declared

**1. SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 21, 2017 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Special Development Services Committee meeting held November 21, 2017, be confirmed.

CARRIED

**2. APPLICANT PRESENTATION
REVISED DEVELOPMENT CONCEPT
SIXTEENTH LAND HOLDINGS INC.
4134 16TH AVENUE (YORK DOWNS GOLF COURSE) (10.0)**
[Presentation](#)

Maria Gatzios, Gatzios + Development Consultants Inc. provided a presentation on this matter. The presentation included a summary of comments and concerns identified to date, and the revised plan (September, 2017) and statistics, reducing the unit count from 2421 to 2371 units with limits to the commercial area and building heights. Ms. Gatzios responded to questions from the Committee regarding revisions to the plan, wildlife protection, achieving population targets, trailways, Street D intersection, and connectivity in the road network.

Mike Gannon, Unionville Ratepayers Association, spoke on several issues of concern:

- Public Consultation: The Committee had previously recommended regular subcommittee meetings with the Ward Councillor and requested that staff prepare an interim report at the appropriate time and that staff report on the confidential nature of reports and Council discussions. The resident request that staff reports and discussions be held in public rather than in confidential session, and are also requesting involvement in site plan details.
- Density: The proposed density should be closer to Angus Glen development (16.7), as growth targets have been exceeded.
- Red Block: The commercial element has not been sufficiently reduced, and transition development is required, perhaps switch locations with the stormwater pond or relocate parklands to the 16th Avenue frontage. Normandale residents are concerned about property values and other impacts.
- Other issues included traffic congestion and tree preservation.

Mr. Gannon also spoke on behalf of Peter Miasek with respect to the density and traffic.

Dennis Fortnum, Normandale Community Residents Association (NCRA), gave a presentation to display the Normandale community in relation to the subject lands, and to present questions from the NCRA regarding: compatible development at comparable densities; the impacts of the red block; traffic impacts; built form; and public consultation meetings.

It was suggested that the condo building in the red block be relocated to a central location in the plan, or that the entire red block be moved to Kennedy Road. Ms. Gatzios advised that the applicant considers the current proposal for the block is at the appropriate location.

Jie Gao lives opposite Street D and spoke in objection to the location of the intersection as it impacts his property, and he questioned the width of the road. Ms. Gatzios responded that alternative intersection designs are being explored and that the road is a minor collector road in accordance with Markham standards.

There were lengthy discussions regarding the OMB hearing and the confidential nature of staff reports and Council discussions. The City Solicitor advised that once staff have reported to Council in confidential session, Council can determine how to proceed.

The Committee concluded that the process has a long way to go. Staff are reviewing the revised plan and will bring forward a report in due time. The Committee agreed that there could be an opportunity for further public input on the proposal, and for the Ward Council to meet with the residents regarding site plan details.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) That the correspondence from Roy O'Neill regarding the revised development concept for Sixteenth Land Holdings Inc., be received; and,
- 2) That the depositions by Mike Gannon, Unionville Ratepayers Association, Dennis Fortnum, Normandale Community Residents Association, and Jie Gao, regarding the revised development concept for Sixteenth Land Holdings Inc., be received; and further,
- 3) That the presentation by Maria Gatzio, Gatzios + Development Consultants Inc. regarding the revised development concept, Sixteenth Land Holdings Inc., be received.

CARRIED

**3. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF JULY 31, 2017 TO NOVEMBER 3, 2017 (10.0)**

[Report](#)

Staff responded to questions regarding the following items in the report - # 21, 24, 26, and 29. Councillor Karen Rea requested to be kept informed on item # 15.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Amanda Collucci

- 1) That the report entitled “Report on Incoming Planning Applications for the period of July 31, 2017 to November 3, 2017”, 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 authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. ELIGIBILITY OF THE ALFRED READ HOUSE
FOR RELOCATION TO MARKHAM HERITAGE ESTATES
2780 19TH AVENUE, WARD 2 (16.11)**

[Report](#)

Biju Karumanchery, Director of Planning and Urban Design, and Regan Hutcheson, Manager, Heritage Planning, explained the proposal by a third party to move the Alfred Read House to Markham Heritage Estates. Staff are recommending that the house remaining on site. Discussions included the City’s heritage preservation policies and the potential cost to the City to stabilize the house, if it is not moved to Heritage Estates and restored by the applicant. The Committee also discussed the potential establishment of a second heritage relocation site.

William Shay, applicant, explained his interest in heritage houses and the threatened condition of this building.

Moved by: Councillor Karen Rea

Seconded by: Councillor Valerie Burke

- 1) That the report entitled “Eligibility of the Alfred Read House for relocation to Markham Heritage Estates, 2780 19th Avenue, Ward 2”, dated December 11, 2017, be received; and,
- 2) That the Alfred Read House not be declared eligible for relocation to Markham Heritage Estates, so that long term preservation of the building on its original site might be achieved through compliance with both the City of Markham’s Property Standards, and Keep Markham Beautiful By-laws; and,

- 3) That as recommended by Heritage Markham, the Alfred Read House be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 4) 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,
- 5) 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,
- 6) 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,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. PRELIMINARY REPORT
BERCZY GLEN LANDOWNERS GROUP
ANGUS GLEN LANDOWNERS GROUP
ROBINSON GLEN LANDOWNERS GROUP
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
TO FACILITATE THE CREATION OF
THREE SECONDARY PLANS IN THE
NORTH MARKHAM DISTRICT (FUTURE URBAN AREA)
FILE NO.'S: OP 17 128178, OP 17 130161, OP 17 130159
(WARDS 2 AND 6) (10.3)
[Report](#)**

The Committee discussed the importance of a wildlife strategy, bird-friendly measures, and road ecology to ensure the least impact to wildlife. Staff explained the Secondary Plan process and the sustainability policies that will be incorporated. An update will be provided on the various wildlife protection initiatives at a future Committee meeting.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Karen Rea

That the report titled "PRELIMINARY REPORT, Berczy Glen Landowners Group, Angus Glen Landowners Group, Robinson Glen Landowners Group Applications for Official Plan Amendment to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area)", be received.

CARRIED

**6. PRELIMINARY REPORT
2404099 ONTARIO LIMITED (JD DEVELOPMENT GROUP)
APPLICATIONS FOR A ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT
265 FOUR STOREY STACKED TOWNHOUSE UNITS
AND TWO COMMERCIAL UNITS AT 7190 & 7200 MARKHAM ROAD
(SOUTH WEST CORNER OF MARKHAM RD. AND
DENISON STREET IN WARD 7)
FILE NOS. ZA/SC 17 109850 (10.5 & 10.6)
[Report](#)**

Staff responded to questions from the Ward Councillor regarding the proposed mixed use and density of this property. It was suggested that the community would benefit from uses for seniors, the community, and affordable housing. Discussions included the building types fronting on Highway 48, density, snow storage, and open space.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the report titled “PRELIMINARY REPORT, of 2404099 Ontario Limited (JD Development Group), Applications for a Zoning By-law Amendment and Site Plan Approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road (south west corner of Markham Rd. and Denison Street in Ward 7) File Nos. ZA/SC 17 109850.” be received.

CARRIED

**7. PROPOSED DEEMING BY-LAW
YORK REGION DISTRICT SCHOOL BOARD (YRDSB)
150 HENDERSON AVENUE
FILE NO: DY 17 180180 (WARD 1) (10.0)**
[Report](#)

Ron Blake, Senior Development Manager provided a brief explanation of the proposed Deeming By-law to consolidate four parcels of land for the construction of a new school. The Committee requested that boulevard trees be planted, which will be dealt with at the Site Plan stage.

The Solicitor for the York Region District School Board displayed the subdivision plan to identify the subject lots, and responded to questions.

Moved by: Councillor Valerie Burke
Seconded by: Councillor Don Hamilton

- 1) That Council enact a by-law to deem lots 68, 69, 70 and 67 (Lot 67 save and except for Part 1, Plan 65R-31545) Registered Plan 2368, City of Markham, Regional Municipality of York, not to be part of a registered plan of subdivision, and that Staff take appropriate action as required under Section 50 of the Planning Act; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. ENVIRONMENTAL POLICY AND PROCEDURES
FOR THE CONVEYANCE OF LAND TO THE
CITY PURSUANT TO THE PLANNING ACT (5.7)**
[Report](#)

Brian Lee, Acting Commissioner of Development Services explained the policies and procedures for the conveyance of Brownfields properties, in accordance with the Planning Act and applicable Ministry of Environment and Climate Change standards for soil and groundwater. Soran Sito, Manager, Environmental Engineering, was also in attendance to respond to questions.

Moved by: Councillor Valerie Burke
Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled “Environmental Policy and Procedures for the Conveyance of Land to the City pursuant to the Planning Act” be received; and,
- 2) That Council adopt the Environmental Policy and Procedures for the Conveyance of Land to the City pursuant the Planning Act in a form substantially similar to the policy and procedures as set out in Attachment ”A”; and,

- 3) That the Director of Engineering be authorized to make amendments to the Environmental Policy and Procedures for the Conveyance of Land to the City pursuant to the Planning Act, provided such amendments are satisfactory to the City Solicitor and the Chief Administrative Officer; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. NEW BUSINESS
46 MAIN STREET NORTH RAVINA
CONDOMINIUM DEVELOPMENT (10.0)**

The Committee requested that confirmation be provided from the Fire Department regarding adequate access for emergency vehicles, prior to the Site Plan being finalized.

**10. NEW BUSINESS
MARIJUANA DISPENSARIES IN MARKHAM (13.1)**

The Committee discussed the potential of a marijuana dispensary being established in Markham, and suggested that the City inform the Province of its position in opposition to being identified as a host municipality.

Regional Councillor Nirmala Armstrong advised that she will work with the Clerk to prepare a motion for Council to consider on December 12, 2017.

Moved by: Regional Councillor Nirmala Armstrong
Seconded by: Councillor Don Hamilton

That Regional Councillor Nirmala Armstrong work with the Clerk to prepare a motion for Council to consider on December 12, 2017, regarding establishment of an LCBO marijuana dispensary in Markham.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:18 PM.

Alternate formats for this document are available upon request.