



## **Development Services Committee Minutes**

October 16, 2017, 9:00 AM to 4:00 PM

Council Chamber

Meeting No. 13

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### **All Members of Council**

#### **Attendance**

Mayor Frank Scarpitti  
Regional Councillor Jim Jones (*left 2:00*)  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho (*left 12:15*)  
Councillor Don Hamilton  
Councillor Karen Rea (*9:30*)  
Councillor Colin Campbell  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Brian Lee, Acting Commissioner 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  
Lilli Duoba, Manager, Natural Heritage  
Catherine Jay, Manager, Growth Management and Secondary Plans  
Christina Kakaflikas, Manager, Economic Development  
Biju Karumanchery, Director of Planning and Urban Design  
Richard Kendall, Manager, Central District  
Dave Miller, Manager, West District  
Cathy Molloy, Manager, Museum  
Marion Plaunt, Manager, Intensification and Secondary Plans  
Andrea Wilson-Peebles, Assistant City Solicitor  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator

#### **Regrets**

Deputy Mayor Jack Heath  
Regional Councillor Joe Li

The Development Services Committee convened at the hour of 9:04 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Don Hamilton assumed the Chair at 2:00 p.m. Councillor Alex Chiu assumed the Chair for Economic Growth, Culture & Entrepreneurship items, Nos. 11, 12.

The Committee recessed from 11:05 to 11:15 a.m.; and from 12:15 to 1:18 p.m.

#### **DISCLOSURE OF PECUNIARY INTEREST**

- None declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- September 25, 2017 (10.0)**

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Committee meeting held September 25, 2017, be confirmed.

CARRIED

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES**

**- September 19, 2017**

**- October 3, 2017 (10.0)**

[Sept. 19](#) [Oct. 3](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Public Meetings held September 19, 2017 and October 3, 2017, be confirmed.

CARRIED

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

City of Markham Staff:

Andy Taylor, Chief Administrative Officer, CAO's Office, 25 years

Garry Hale, Building Inspector II, Building Standards, 20 years

Alexander Chan, Fire Prevention Officer, Fire & Emergency Services, 15 years

Jody Parsons, Court Administration Coordinator, Legal Services, 15 years

Nick Samfira, Telephone Support Specialist, Information Technology Services, 15 years

Sandra Allen, Admin Asst & Administrator, Human Resources, 10 years

Brian Bailey, Supervisor, Community Program, Recreation Services, 10 years

Haiyan Gao, Building Inspector II, Building Standards, 10 years

Wendy Bond, Admin Asst (Reports to Director), Commissioner's Office - DSC, 10 years

Christy Lehman, Supervisor, Licensing & Standards, Legislative Services & Communications, 10 years

John McGuire, Waterworks Operator II, Environmental Services, 10 years

Isabella Paganelli, Operations & Maintenance Clerk, Environmental Services, 10 years

Atiq Rahman, Manager, Facilities Maintenance & Operations, Sustainability & Asset Management, 10 years

Irene Weiss, Admin. Ass't to Director Environment Services, Environmental Services, 10 years

Eddy Wu, Manager, Operations & Maintenance, Environmental Services, 10 years

Nicholas Hope, Operations Labourer/Driver, Parks, 5 years

Karen Hugh, Rec Co-ord Business Systems & Budgeting, Recreation Services, 5 years  
David Hunt, Tree Preservation Technician, Operations, 5 years  
John Irwin, Firefighter, Fire & Emergency Services, 5 years  
Gord Miokovic, Manager, System Engineering, Environmental Services, 5 years  
Christian Monti, Firefighter, Fire & Emergency Services, 5 years  
Clemens Otrin, Firefighter, Fire & Emergency Services, 5 years  
John Paganos, Firefighter, Fire & Emergency Services, 5 years  
Abdul Samad, Administrative Assistant, Legislative Services & Communications, 5 years  
Brandon Sanders, Provincial Offences Officer I, Legislative Services & Communications, 5 years  
Arben Tomorri, Gardener, Parks, 5 years  
Adriano Trabucco, Supervisor, Community Facility, Recreation Services, 5 years  
Andrea Wilson-Peebles, Assistant City Solicitor, Legal Services, 5 years

### **DEPUTATIONS**

Deputations were made on the following Agenda items:

- # 4. Unionville Sub-Committee Minutes (Sixteenth Land Holdings Inc. – York Downs)
- # 10. Milliken Centre Secondary Plan Update and Draft Development Concept
- # 3. (Confidential agenda) Natural Heritage Network Core Linkage Enhancement Lands

Refer to the individual items for the deputation details.

#### **4. UNIONVILLE SUB-COMMITTEE MINUTES (SIXTEENTH LAND HOLDINGS INC. – YORK DOWNS GOLF COURSE REVISED PROPOSAL) - September 25, 2017 (10.0) [Minutes](#)**

Michael Gannon made a deputation on behalf of the Unionville Ratepayers Association, and discussed several outstanding issues: transitioning development; matching the density to the Angus Glen development; commercial/retail uses are more suitable for the east side of the development; relocating the condo block to the interior; phasing development as traffic solutions are provided; continue to review the road access to Warden Avenue; built form along 16th Avenue should only include low density residential development; flood protection; and, the process with respect to transparency, sharing information, staff interim reports, and voting by Council.

Dennis Fortnum gave a presentation regarding the impacts to the Normandale community, and spoke of concerns regarding the high-density and commercial block fronting on 16<sup>th</sup> Avenue, traffic congestion, cancellation of the Built Form community meeting, and other issues.

Ray Lavitt spoke in opposition to the road access to Warden Avenue, encouraging Council members to visit the site of the potential access road, and requesting that the approval and consultation process be clarified.

Mario Lavoie thanked staff, Councillors, and the applicant for working with the residents on this proposal.

Theresa Fung spoke in opposition to the proposed density and mid-rise development.

Jie Gao, resident on Angus Glen Blvd., spoke in opposition to the proposed street (Street D) that would open opposite his house.

Nesta Morris, resident of the Normandale area, spoke in opposition to the proposed density, and discussed traffic issues on 16<sup>th</sup> Avenue and potential impacts to the neighbourhood.

Cailey Stollery, representing Angus Glen Development/Kylemore Communities, and as a resident of Markham, thanked the residents for their feedback and welcomed the opportunity to bring this forward to more consultation meetings. In response to questions from the Committee. Ms. Stollery acknowledged the importance of nature and open spaces, and agreed to discuss with the applicant the importance of taking the extra time to ensure the development is properly planned.

The Committee directed that the Development Services Committee receive a presentation on updated proposal and it was suggested that additional, regular Unionville Sub-committee meetings be held, and that an interim report be provided at the appropriate time to update the Committee on the status of the application. The Ward Councillor will work with the ratepayer associations to organize future Sub-Committee meetings.

It was noted that an OMB pre-hearing conference is scheduled in November, 2017, with the purpose of updating the Board on the status, but there is no intention by either side to schedule a hearing. The Assistant City Solicitor responded to questions regarding the confidential process for recommendation reports on matters before the OMB. The Committee requested that clarification be provided on public/confidential options.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) **That the written submissions from Richard Dusome, Jan Walker, Sylvia Lung, Graeme Woodley, Mario Lavoie, Marlene Stewart Streit, Ricky Chan, Norah Prior, Eileen and Bob Clark, Michael Gannon, Kelvin Chan, Tom and Helen Hancock, Pat Suzuki, Barry and Sharon Byspalko, Linda Harding, Dona and Verla Stinson, John Oakes, and Don Cooke regarding the Unionville Sub-committee Minutes (Sixteenth Land Holdings Inc. – York Downs) be received; and,**

- 2) **That the deputations by Michael Gannon on behalf of the Unionville Ratepayers Association, Denis Fortnum, Ray Livett, Mario Lavoie, Theresa Fung, Jie Gao, Nesta Morris, and Cailey Stollery, representing Angus Glen Development/Kylemore Communities, regarding the Unionville Sub-committee Minutes (Sixteenth Land Holdings Inc. – York Downs) be received; and further,**
- 3) That the minutes of the Unionville Sub-Committee (Sixteenth Land Holdings Inc. – York Downs Golf Course Revised Proposal) meeting held September 25, 2017, be received for information purposes.

CARRIED

**5. UNIONVILLE SUB-COMMITTEE MINUTES  
(MINTO COMMUNITIES, YORK REGION AND  
UNIONVILLE HOME SOCIETY)  
- September 27, 2017 (10.0)  
[Minutes](#)**

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

That the minutes of the Unionville Sub-Committee (Minto Communities, York Region and Unionville Home Society) meeting held September 27, 2017, be received for information purposes.

CARRIED

**6. MARKHAM SUB-COMMITTEE MINUTES  
(CORNELL ROUGE NATIONAL URBAN PARK  
- October 2, 2017 (Notes) and October 6, 2017 (10.0)  
[Oct. 2 - Notes](#) [Oct. 6 - Minutes](#)**

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

That the minutes of the Markham Sub-Committee meetings held October 2, 2017 (Notes) and October 6, 2017, be received for information purposes.

CARRIED

- 7. WORKSHOP OF DEVELOPMENT SERVICES  
COMMITTEE MINUTES  
(COMPREHENSIVE ZONING BY-LAW – PHASE 3B)**  
- September 5, 2017, September 11, 2017  
- September 18, 2017 (10.0)  
[Sept. 5](#) [Sept. 11](#) [Sept. 18](#)

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

That the minutes of the Workshop of Development Services Committee – Comprehensive Zoning By-law – Phase 3B meetings held September 5, 2017, September 11, 2017 and September 18, 2017, be received for information purposes.

CARRIED

- 8. FLATO MARKHAM THEATRE  
ADVISORY BOARD MINUTES**  
- December 12, 2016, January 23, 2017, March 27, 2017  
- April 24, 2017, May 29, 2017 and June 26, 2017 (16.0)  
[Dec. 12](#) [Jan. 23](#) [Mar. 27](#) [Apr. 24](#) [May 29](#) [June 26](#)

The Committee questioned the timing of receiving these minutes and requested that they be provided in a timely manner. Staff will follow up on this issue.

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

That the minutes of the Flato Markham Theatre Advisory Board meetings held December 12, 2016, January 23, 2017, March 27, 2017, April 24, 2017, May 29, 2017 and June 26, 2017, be received for information purposes.

CARRIED

- 9. INFORMATION REPORT  
2017 THIRD QUARTER UPDATE OF THE  
STREET AND PARK NAME RESERVE LIST (10.14, 6.3)**  
[Report](#)

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled ‘Information Report 2017 Third 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

**10. MILLIKEN CENTRE SECONDARY PLAN UPDATE AND  
DRAFT DEVELOPMENT CONCEPT (10.4)**

[Presentation Report](#)

Jim Karygiannis, Councillor for the City of Toronto, made a deputation regarding the Milliken Centre Secondary Plan Update, requesting cross-boundary cooperation and close consultation with stakeholders south of Steeles Avenue on this development concept.

Mary-Flynn Guglietti of McMillan LLP, representing Pacific Mall, supported this proposal moving forward in a timely manner. Ms. Guglietti noted that the approval in principle for the site plan application for the adjacent Remington property negatively impact Pacific Mall, and requested that the City review this site plan and its impact.

Pat Dimilta, owner of 103, 113, and 123 Old Kennedy Road, referred to the Secondary Plan mapping that indicates future uses on his property and requested a meeting in this regard so that development could proceed in a comprehensive manner. It was suggested that Mr. Dimilta meet with the Landowners Group.

Marion Plaunt, Manager, Intensification and Secondary Plans, provided a presentation on the Milliken Centre Secondary Plan Update and Draft Development Concept, advising that this is a draft concept, prepared in consultation with the Landowners Group, to engage the public and all stakeholders as part of the secondary plan process. The presentation outlined the process to date and going forward, the subject lands, studies being undertaken, background initiatives, and vision and planning principles. Details were provided regarding:

- Natural Heritage and Hydrologic Study
- Draft Development Concept
- Protected Greenway and Open Space
- Mixed Use Neighbourhoods
- Residential Neighbourhoods
- School and Park Campus
- Commercial Areas
- Old Kennedy Road "Main Street"
- Cultural Heritage Resources and Heritage Enclave
- Transportation and Active Transportation Network
- Transit Supportive and Walkable Community

Discussions included the City endorsed future GO Station at Denison Street, and other transit/transportation initiatives that support intensification; the location of the school; a rail-integrated concept with the City of Toronto; 3-D computer modeling, joint studies, building heights; autonomous vehicles; potential for underpasses/overpasses over the railway; transportation and active transportation connectivity; environmental/natural features and tree compensation; providing substantial parks and trails; and, preserving cultural heritage houses.

If endorsed, the public and stakeholder engagement will be initiated.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submission from Rosemarie Humphries on behalf of Chris and Louis Balkos, regarding the Milliken Centre Secondary Plan Update and Draft Development Concept, be received; and,**
- 2) **That deputations by Jim Karygiannis, Councillor for the City of Toronto, Mary-Flynn Guglietti of McMillan LLP, representing Pacific Mall, and Pat Dimilta, regarding the Milliken Centre Secondary Plan Update and Draft Development Concept, be received; and,**
- 3) That the report dated October 16, 2017 entitled “Milliken Centre Secondary Plan Update and Draft Development Concept” be received; and,
- 4) That the Draft Development Concept for the Milliken Centre Secondary Plan, attached as Figure 2 to the report dated October 16, 2017 entitled “Milliken Centre Secondary Plan Update and Draft Development Concept” be released for public comment as input towards the preparation of the Draft Secondary Plan for Milliken Centre and guide consideration of planning applications within Milliken Centre; and,
- 5) **That staff work with the City of Toronto and all stakeholders such as the Milliken District and Milliken Advisory Committee in the preparation of the Secondary Plan; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED



**11. MARKHAM MUSEUM STRATEGIC PLAN (6.7)**

[Report](#) [Appendix A](#)

Cathy Molloy, Manager, Museum, introduced this matter and the consultant, John Linton.

John Linton, TCI Management Consultants, provided a presentation on the Markham Museum Strategic Plan. The purpose is to develop a strategic plan for the Markham Museum that provides a program direction and will guide investments in facilities, human resources and finances over the next five years. Recommendations were outlined. Randy Barber, representing the Friends of the Museum Board, spoke in support of the Strategic Plan.

There was discussion regarding the consultation that had occurred during the project. Suggestions were made regarding a micro-brewery or partnering with a theatre company currently on site to produce shared programs; that the heritage buildings be preserved, as well as a potential expansion of the adjacent Heritage Estates; and consider renaming the Museum as it is much more than just that. The Committee questioned the capital costs aligned with a recommendation for a Master Plan.

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Nirmala Armstrong

- 1) **That the presentation by John Linton, TCI Management Consultants, and the deputation by Randy Barber, representing the Friends of the Museum Board, regarding the Strategic Plan, be received; and,**
- 2) That the report entitled, “Markham Museum Strategic Plan”, be received and approved; and,
- 3) That the Museum’s vision and mission statements be endorsed; and,
- 4) That Staff bring forward an annual business plan **and cost estimates** in support of implementing the Strategic Plan recommendations; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. MARKHAM ECONOMIC ALLIANCE  
AND TWINNING POLICY (10.16)**

[Report](#)

On September 25, 2017 Development Services Committee deferred consideration of the above subject matter to the meeting this date.

Christina Kakaflikas, Manager, Economic Development, gave a presentation to provide an update on the Markham Economic Alliance and Twinning Policy, and responded to questions from the Committee.

The Committee deferred further discussion to a future meeting due to time constraints.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

That this matter and the recommendation be postponed to a future Development Services Committee meeting.

- 1) *That the report dated September 25, 2017 entitled “Markham Economic Alliance and Twinning Policy” be received and endorsed; and,*
- 2) *That Staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

**13. NEW BUSINESS**

**SITE PLAN CONDITIONS**

**SIERRA DEVELOPMENT, 46 MAIN STREET MARKHAM (10.0)**

Staff was asked to provide an update as soon as possible to Development Services Committee on conditions of Site Plan approval with respect to the Construction Agreement for the Sierra development, and posting warning signs that the street will be closed during construction.

**14. NEW BUSINESS**

**TRAVEL TO CHINA (10.16)**

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Colin Campbell

That the Committee consent to substantive New Business.

CARRIED BY 2/3 VOTE

All members of Council have been invited to attend a tour of China from November 25 to December 3, 2017 at their own expense. Adjustment to the meeting schedule will be required.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Logan Kanapathi

- 1) That Markham City Council approve the extension of Mayor Frank Scarpitti's Business Mission to Japan by one day (to December 3, 2017) to allow him to attend the WLF (Wu Lin Feng) martial arts competition in Zhengzhou, China; and,
- 2) That Markham City Council authorize Regional Councillor Nirmala Armstrong and Councillors Karen Rea, Amanda Collucci and Alan Ho join an organized tour of China from November 25 – December 3, 2017 and act as representatives of the City of Markham; and,
- 3) That the organized tour costs be personally paid for by the participating Members of Council; and,
- 4) That the November 27, 2017 Development Services Committee meeting and the November 28, 2017 Council meeting be cancelled; and further,
- 5) That a meeting of the Development Services Committee be booked for December 5, 2017 from 3:00 PM to 6:00 PM.

CARRIED

## **15. CONFIDENTIAL ITEMS**

### **DEPUTATION**

#### **(3) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD – NATURAL HERITAGE NETWORK CORE LINKAGE ENHANCEMENT LANDS (10.0)**

The Committee heard a deputation in open session from John Genest of Malone Given Parsons, and the consulting team for two landowners regarding Natural Heritage Network Core Linkage Enhancement Lands, in support of correspondence submitted October 13, 2017. They displayed location maps and discussed land ownership impacts regarding the linkages, and suggested that the City enter into land transfers with the affected land owners. In response to questions from the Committee regarding alternates for the wildlife corridor, the consultant referred to suggestions on their presentation regarding strategic ecological investment targets and solutions.

Staff advised that a report will be provided on costs involved in studies, land transfers, and other aspects, at the appropriate time.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the correspondence and deputation by John Genest of Malone Given Parsons, on behalf of two land owners regarding Natural Heritage Network Core Linkage Enhancement Lands, be received.

CARRIED

Moved by: Mayor Frank Scarpitti  
Seconded by: Councillor Valerie Burke

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee not resolve into a confidential session and postpone the following matters:

- (1) **DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES  
- September 25, 2017 (10.0)**  
[Section 239 (2) (f) (c) (f) (e)]

Postponed to the next Development Services Committee Confidential meeting.

- (2) **LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS  
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE  
MUNICIPALITY OR LOCAL BOARD – MINOR VARIANCE APPEAL - 1895881  
ONTARIO CORP., 20 BUR OAK AVENUE (WARD 6) (8.0)**  
[Section 239 (2) (e)]

Referred directly to Council.

- (3) **A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY  
THE MUNICIPALITY OR LOCAL BOARD – NATURAL HERITAGE  
NETWORK CORE LINKAGE ENHANCEMENT LANDS (10.0)**  
[Section 239 (2) (c)]

Deferred to a future Development Services Committee meeting with cleared time on the agenda for this item.

CARRIED

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 4:10 PM.