



Development Services Committee Minutes

September 11, 2017, 9:00 AM

Council Chamber

Meeting No. 11

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 Joe Li (9:20)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Don Hamilton (9:10)
Councillor Karen Rea
Councillor Colin Campbell (Left - 12:25)
Councillor Amanda Collucci (9:20)
Councillor Logan Kanapathi
Councillor Alex Chiu

Regrets

Regional Councillor Jim Jones
Councillor Alan Ho

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Stephen Chait, Director of Economic Growth, Culture & Entrepreneurship
Catherine Conrad, City Solicitor and Acting Director of Human Resources
George Duncan, Senior Heritage Planner
Lilli Duoba, Manager, Natural Heritage
Marina Housfchild, Senior Planner, Urban Design
Marija Ilic, Senior Capital Works Engineer
Catherine Jay, Manager, Growth Management and Secondary Plans
Morgan Jones, Director, Operations
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Director of Engineering
Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering
Joseph Palmisano, Manager, Transportation Engineering
Sandra Tam, Senior Business Development Officer
Liz Wimmer, Senior Planner, Urban Design
Marg Wouters, Senior Manager, Policy & Research
Laura Gold, Council/Committee Coordinator
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:08 a.m. in the Council Chamber with Mayor Frank Scarpitti in the Chair. Councillor Don Hamilton assumed the Chair at 9:10 a.m. Councillor Alex Chiu assumed the Chair for Economic Growth, Culture & Entrepreneurship item, No. 18. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects item, No. 17.

The Committee recessed from 12:25 p.m. to 2:40 p.m.

The Committee stood for a moment of silence to remember the victims of the earthquake in Mexico and Hurricanes Harvey and Irma.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Valerie Burke disclosed an interest with respect to Item #8, 30 Colborne Street, by nature of owning property directly beside the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

1. DELEGATION FROM NORDLINGEN, GERMANY (12.2.6)

Mayor Frank Scarpitti, on behalf of Markham Council, welcomed the delegation from Nordlingen, Germany, highlighting the relationship between the two cities. Lord Mayor Hermann Faul, on behalf of the Nordlingen delegation, spoke in appreciation of Markham's hospitality. Appreciation was expressed to the Markham team that organized the visit.

Lord Mayor Hermann Faul announced that the Nordlingen youth band is anticipating a visit to Markham in 2018, as a farewell concert tour for their long-serving conductor.

2. DEVELOPMENT SERVICES COMMITTEE MINUTES - June 26, 2017 (10.0)

[Minutes](#)

Moved by: Deputy Mayor Heath

Seconded by: Regional Councillor Armstrong

That the minutes of the Development Services Committee meeting held June 26, 2017, be confirmed.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- June 20, 2017 (10.0)**
[Minutes](#)

Moved by: Deputy Mayor Heath

Seconded by: Regional Councillor Armstrong

That the minutes of the Development Services Public Meeting held June 20, 2017, be confirmed.

CARRIED

**4. PROFESSIONAL ENGINEERS ONTARIO (PEO)
YORK CHAPTER ENGINEERING
PROJECT OF THE YEAR AWARD 2016 (3RD PLACE) (12.2.6)**

There was a presentation related to the City of Markham receiving the PEO York Chapter Engineering Project of the Year Award 2016 (3rd place) for the “Markham Municipal Green Road Pilot Project”. The award recognizes the innovative treatment and retention of stormwater at the source in low impact development infrastructure, a cross-commission project with contributions from the following departments:

Engineering Department
Planning & Urban Design Department
Operations Department
Environmental Services Department

Project Consultants:
Schollen & Company Inc.
Masongsong Associates Engineering Limited

Brian Lee, Director of Engineering spoke to the matter. Committee recognized staff for receiving the PEO York Chapter Engineering Project of the Year Award (3rd Place).

**5. TIMES GROUP
LEED V2009 CERTIFICATION (12.2.6)**

Committee recognized the Times Group for having achieved LEED Platinum Certification by the Canada Green Building Council for its River Park Condominium at Uptown Markham.

**6. LANDMARK OF THORNHILL III
CONDO OF THE YEAR AWARD 2016 – 2017 (12.2.6)**

Committee recognized the Landmark of Thornhill III for receiving Condo of the Year Award 2016 – 2017 from the Canadian Condominium Institute.

**7. HERITAGE MARKHAM COMMITTEE MINUTES
- June 14, 2017, July 12, 2017 and August 9, 2017 (16.11)**
[June 14](#) [July 12](#) [Aug 9](#)

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

That the minutes of the Heritage Markham Committee meetings held June 14, 2017, July 12, 2017 and August 9, 2017, be received for information purposes.

CARRIED

**8. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF FEBRUARY 1, 2017 TO APRIL 3, 2017 (10.0)**
[Report](#)

Councillor Valerie Burke disclosed an interest with respect to Item #8, 30 Colborne Street, by nature of owning property directly beside the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

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 February 1, 2016 to April 3, 2017”, be received and direct staff 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

9. **PRELIMINARY REPORT
NEAMSBY INVESTMENTS INC.
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENTS
TO PERMIT A TWO-STOREY BUILDING
FOR RECREATIONAL AND ATHLETIC PURPOSES
AT 1443 DENISON STREET (WARD 8)
FILE NOS. OP/ZA 17 148679 (10.3, 10.5)**
[Report](#)

Moved by: Mayor Frank Scarpitti
Seconded by: Regional Councillor Nirmala Armstrong

That the report titled “PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8), File Nos. OP/ZA 17 148679”, be received.

CARRIED

10. **PRELIMINARY REPORT
WORLD TECH CONSTRUCTION INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO FACILITATE A SEVERANCE TO CREATE ONE
ADDITIONAL SINGLE DETACHED RESIDENTIAL LOT
221 HELEN AVENUE (WARD 3)
FILE NO. ZA 17 140058 (10.5)**
[Report](#)

Moved by: Mayor Frank Scarpitti
Seconded by: Regional Councillor Nirmala Armstrong

That the report dated September 11, 2017 titled “PRELIMINARY REPORT, World Tech Construction Inc., Application for zoning by-law amendment to facilitate a severance to create one additional single detached residential lot, 221 Helen Avenue (Ward 3), File No. ZA 17 140058,” be received.

CARRIED

**11. PRELIMINARY REPORT
BOXGROVE RESIDENTIAL EAST INC.
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW TO PERMIT RESIDENTIAL DEVELOPMENT
AT THE NORTH-WEST CORNER OF DONALD COUSENS PARKWAY
AND COPPER CREEK DRIVE (PART OF BLOCK 1, 65M4141); WARD 7
FILE NOS: OP/ZA 17 150349 (10.3, 10.5)**
[Report](#)

Staff provided a brief overview of the proposal and location, and explained that this is not an employment conversion as the lands are no longer employment lands under the new 2014 Official Plan. The Committee requested information on the financial impacts of converting the lands to residential use.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Karen Rea

That the report dated September 11, 2017 and titled “PRELIMINARY REPORT, Box Grove Residential East Inc., Applications to amend the Official Plan and Zoning By-law to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141), File Nos: OP/ZA 17 150349, Ward 7”, be received.

CARRIED

**12. PRELIMINARY REPORT
WYKLAND ESTATES C/O BALLANTRY HOMES
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-14010
(NORTHEAST CORNER OF BUR OAK AVENUE AND
RUSTLE WOODS AVENUE) WARD 5
FILES OP/ZA/SU 17 152211 (10.3, 10.5, 10.7)**
[Report](#)

Staff responded to questions from the Committee regarding the potential future extension of Russel Woods Avenue to the east.

Moved by: Deputy Mayor Jack Heath

Seconded by: Logan Kanapathi

That the report titled “PRELIMINARY REPORT, Wykland Estates c/o Ballantry Homes, Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-14010, (northeast corner of Bur Oak Avenue and Rustle Woods Avenue), Ward 5, Files OP/ZA/SU 17 152211”, be received.

CARRIED

**13. CHURCH STREET & ELM STREET
PROPOSED ALL-WAY STOP CONTROL (WARD 4) (5.12)**
[Report](#)

On June 26, 2017 Development Services Committee postponed the following recommendation to allow the Ward Councillor to consult with residents.

The Ward Councillor advised that the area residents are generally in support of the stop sign. Staff reviewed sight line issues. The Committee discussed public safety, sight lines, the crosswalk, and the impacts from too many stop signs. It was suggested that an assessment of the crosswalk further down the street may be helpful.

The Committee debated the advantages and disadvantages of the proposed stop signs.

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Nirmala Armstrong

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- 1) That the report entitled “Church Street & Elm Street Proposed All-way Stop Control (Ward 4)”, be received; and,
- 2) That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include all approaches to the intersection of Church Street & Elm Street; and,
- 3) That the Operations Department be directed to install the appropriate signs and pavement markings at the subject locations; and,
- 4) That the cost of materials and installation for the traffic signs and pavement markings be funded from capital project # 083-5350-17162-005; and,
- 5) That York Region Police be requested to enforce the all-way stop controls upon installation of these stop signs and passing of the By-law; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on September 26, 2017 to replace the entire resolution with the following clause:

“That the recommendation from the September 11, 2017 Development Services Committee entitled “Church Street & Elm Street Proposed All-way Stop Control (Ward 4)” be referred back to staff to investigate options available to control pedestrians crossing and report back to a Development Services Committee meeting in October/November 2017.”

14. PRELIMINARY REPORT

**APPLICATIONS BY ONTARIO UNDERWRITING PROPERTIES INC.
FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO
PERMIT A BUSINESS OFFICE USE SUBJECT TO SITE-SPECIFIC
PROVISIONS, TO COMPLETELY OCCUPY THE EXISTING BUILDING
ON THE PROPERTY KNOWN MUNICIPALLY AS 10 KONRAD CRESCENT
WEST OF WOODBINE AVENUE, NORTH OF 14TH AVENUE (WARD 8)
FILE NOS: OP/ZA 17 149763 (10.3, 10.5)**

[Report](#)

- 1) That the report dated September 11, 2017 titled “PRELIMINARY REPORT, Ontario Underwriting Properties Inc., Official Plan and Zoning By-law to permit a business office use subject to site-specific provisions, to completely occupy the existing building on the property known municipally as 10 Konrad Crescent, west of Woodbine Avenue, north of 14th Avenue (File Nos. OP & ZA 17 149763)”, be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. CONCEPTUAL MASTER PLAN FOR THE
FUTURE URBAN AREA – COMMUNITY STRUCTURE PLAN
AND KEY POLICY DIRECTION (10.0)**

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

Jim Baird, Commissioner of Development Services thanked staff and the landowners for their work on the proposed Conceptual Master Plan for the Future Urban Area - Community Structure Plan and Key Policy Direction.

Catherine Jay, Manager, Growth Management and Secondary Plans, gave a presentation on the Conceptual Master Plan for the Future Urban Area, with respect to the Community Structure Plan and key policy direction. The presentation included the purpose of the FUA, the process, the Municipal Class Environmental Assessment, consultation to date, and proposed phasing. The subject area and existing and proposed land uses were identified.

Dan Leeming of The Planning Partnership, consultant for the City, provided additional details.

John Genest of Malone Given Parson Ltd., made a deputation on behalf of two landowners, regarding the Conceptual Master Plan. Mr. Genest noted the significant impacts that the proposed Berczy-Bruce Greenway linkage would have on these landowners, and he suggested strengthening the north-south corridor instead. Alternatively, land transfer arrangement with landowners could be considered. Staff advised that they will continue to work with landowners in this regard.

The Committee requested information regarding the how the road crossing will affect the Angus Glen Golf Course, and the conceptual alignment of Donald Cousens Parkway extension.

Michael Montgomery of Angus Glen Development Ltd., provided a brief outline of the future of Angus Glen Golf Course with respect to the Future Urban Area. Staff were requested to provide a map of the Conceptual Master Plan indicating the future layout of Angus Glen Golf Course.

The Committee also commented on the need for the City to address a wildlife strategy, the road ecology, and climate change resiliency. The Committee requested additional time to review the report and agreed to defer this matter to the next Development Services Committee meeting.

Staff clarified that the recommendation is to endorse the Conceptual Master Plan as a framework for secondary plans, and that the wildlife strategy and road crossings will be enhanced as the secondary plans evolve.

The Commissioner of Corporate Services provided a verbal update on the status of the City's pending wildlife strategy. A report is anticipated to be presented in the near future.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Karen Rea

- 1) **That the correspondence from John Genest of Malone Given Parson Ltd., regarding the Conceptual Master Plan, be received; and,**
- 2) **That the deputations by John Genest of Malone Given Parson Ltd. and Michael Montgomery of Angus Glen Developments regarding the Conceptual Master Plan, be received; and,**
- 3) That the report dated September 11, 2017 entitled "Conceptual Master Plan for the Future Urban Area – Community Structure Plan and Key Policy Direction" and staff presentation be received; and,
- 4) That the Conceptual Master Plan for the Future Urban Area, attached as Appendix 'A' to the report dated September 11, 2017 entitled "Conceptual Master Plan for the Future Urban Area – Community Structure Plan and Key Policy Direction", be **deferred to the next Development Services Committee meeting; and further;**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. DEMOLITION PERMIT APPLICATION
SINGLE DETACHED DWELLING C.1948
15 PAVILION STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT
FILE NO. 17 170321 DP (16.11)
[Report](#)**

Jim Baird, Commissioner of Development Services, provided background information and explained the recommendations from staff and the Heritage Markham Committee.

Hendrik Spaans, property owner, made a deputation in support of the Demolition Permit application, and discussed the evolution of the community. Mr. Spaans considers that the ability to demolish the building would better facilitate the sale of the property.

Committee discussed the value of heritage buildings.

Moved by: Councillor Valerie Burke
Seconded By: Councillor Karen Rea

- 1) **That the deputation by Hendrik Spaans, owner, regarding the Demolition Permit Application for 15 Pavilion Street, be received; and,**
- 2) That the report titled “Demolition Permit Application, Single Detached Dwelling c.1948, 15 Pavilion Street, Unionville Heritage Conservation District, File No. 17 170321 DP, dated September 25, 2017, be received; and,
- 3) That as recommended by Heritage Markham, on the basis of the property’s Group B classification as a building that is important in terms of contextual value, the demolition permit application be refused; and,
- 4) That the applicant be advised that renovations and additions can be applied for as an alternative means of development rather than demolition; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. CONTROLLING GROUND FLOOR OFFICE USES
IN MARKHAM VILLAGE – COMMERCIAL CORE AREA (10.5, 16.11)**
[Council Extracts - Mar 21 and Apr 11](#) [Report](#)

This matter was postponed from the April 11 and March 21, 2017 Council meetings to allow for the Markham Village Business Improvement Area Board of Management to present the matter to their April 5, 2017 Annual General Meeting.

Jim Baird, Commissioner of Development Services, reviewed previous discussions on this matter.

The Ward Councillor spoke of the impacts of non-retail uses on the business community on Main Street, and requested that this matter be addressed in a timely manner. Staff confirmed that an update can be provided by the summer of 2018.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the staff report entitled “Controlling Ground Floor Office Uses in Markham Village – Commercial Core Area”, dated February 27, 2017, be received; and,
- 2) That Council endorse the following Option (3):

That staff and consultants be directed to examine the issue of ground floor office space in the traditional commercial core area of Markham Village as part of the new Markham Village Heritage Centre Secondary Plan and any zoning changes be considered as part of the Comprehensive Zoning By-law Project; and,
- 3) **That staff provide an update by the summer of 2018; and further,**
- 4) That Staff be authorized to implement the direction to be provided by Council regarding the options outlined in this report.

CARRIED

**18. WHISTLE CESSATION ON STOUFFVILLE GO LINE
- SEPTEMBER 2017 PROGRESS UPDATE (WARDS 3, 4, 5 & 8) (5.12)**
[Report](#)

Brian Lee, Director of Engineering, provided an update on the Whistle Cessation initiative, and advised of design challenges and proposed timing changes to the safety upgrade packages.

The Committee discussed the timeframe for the work, with respect to seasonal challenges and completion of Eureka Street. Staff advised that they are working closely with Metrolinx to expedite the process, and that the Ministry is not amenable to temporarily eliminating the late trains.

The Committee requested equal treatment and timing for improvements across the City, and provided comments on inadequate GO bus service.

Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled “Whistle Cessation on Stouffville GO Line – September 2017 Progress Update (Wards 3, 4, 5 & 8)” be received; and,
- 2) That Council authorize the Director of Engineering and Senior Manager of Procurement to issue the tender for construction of Packages #2 and #3, for the crossings utilizing a select group of Metrolinx approved contractors; and,
- 3) That Council authorize staff to negotiate with Metrolinx and York Region regarding using Metrolinx’s contractor (Dufferin Construction Company) to construct the Kennedy Road (South) crossing safety upgrades at the Region’s cost; and,
- 4) That upon successful negotiations with Metrolinx and York Region for the Kennedy Road (South) crossing safety upgrades, the Director of Engineering and Senior Manager of Procurement be authorized to award the contract for the Kennedy Road (South) crossing safety upgrades to Metrolinx or its contractor (Dufferin Construction Company); and,
- 5) That the tender process be waived for Kennedy Road (South) crossing safety upgrades in accordance with purchasing By-Law 2017-8, Part II, Section 11 Non Competitive Procurement, item 1 (c) which states, in “when the extension of an existing contract would prove more cost-effective or beneficial”; and,
- 6) That Metrolinx be requested to expedite the review and approval of the whistle cessation safety enhancement detailed design and assist the City to proceed to construction as soon as possible; and,
- 7) That the Ministry of Transportation, Metrolinx and York Region be informed of Council’s decision; and,
- 8) **That a completion date for work under the responsibility of the City of Markham be targeted for on or before August 6, 2018; and further,**
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. 29TH WORLD HAKKA CONFERENCE
HONG KONG, OCTOBER 12-15, 2017 (10.16)**
[Report](#)

Sandra Tam, Senior Business Development Officer, provided a brief background on the World Hakka Conference.

Regional Councillor Joe Li requested Committee's support to bid for the World Hakka Conference in 2021. Discussions included potential locations for the event to be held, such as the Civic Centre parking lot, Markham Fairgrounds, or at the Metro Toronto Conference Centre with workshops being held in Markham

Moved by: Regional Councillor Armstrong
Seconded by: Councillor Karen Rea

- 1) That the report titled "29th World Hakka Conference, Hong Kong, October 12-15, 2017" be received; and,
- 2) That the City support the "Hakka Canadian Association" in the bidding for hosting rights for the 31st World Hakka Conference in Markham in October, 2021; and,
- 3) ** That Council approve the Hakka Canadian Association's invitation to Mayor Frank Scarpitti, Regional Councillor Joe Li and Senior staff Sandra Tam to attend the 29th World Hakka Conference, Hong Kong, October 12-15, 2017 at no cost to the City to assist the Association in bidding for the 31st World Hakka Conference to be hosted in Markham in October, 2021; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on September 26, 2017, to replace Clause 3 with the following:

- "3) That Council approve the attendance of Deputy Mayor Jack Heath, Regional Councillor Joe Li and Senior Staff Sandra Tam to the 29th World Hakka Conference, Hong Kong, October 12-15, 2017 with the costs being paid by the City in bidding for the 31st World Hakka Conference to be hosted in Markham in October, 2021;"

**20. NEW BUSINESS
EXPANDED DRIVEWAYS (10.0)**

Councillor Karen Rea reported on numerous complaints regarding expanded driveways, and requested a presentation on regulations and what is permitted, by By-law Enforcement staff in mid-October or November.

21. CONFIDENTIAL ITEMS – NEW BUSINESS

Moved by: Regional Councillor Nirmala Armstrong

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. A 2/3 vote was obtained.

- (1) ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE; INCLUDING COMMUNICATION NECESSARY FOR THAT PURPOSE (Ward 2) (10.0)
[Section 239 (2) (f)]

CARRIED

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Deputy Mayor Jack Heath

That Development Services Committee rise and report from the confidential session at 3:58 p.m.

CARRIED

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

There was nothing to report on this matter.

ADJOURNMENT

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

Alternate formats for this document are available upon request.
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