



## **Development Services Committee Minutes**

May 8, 2017, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 7

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### **All Members of Council**

#### **Development Services Issues**

Chair: Regional Councillor Jim Jones  
Vice-Chair: Councillor Don Hamilton

#### **Culture and Economic Development 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**

Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke (*left at 11:37, returned at 12:25*)  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci (*9:40, left at 2:10*)  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Brenda Librecz, Commissioner of Community & Fire Services  
Catherine Conrad, City Solicitor and Acting Director of Human Resources  
George Duncan, Senior Heritage Planner  
Regan Hutcheson, Manager, Heritage Planning  
Biju Karumanchery, Director of Planning and Urban Design  
Brian Lee, Director of Engineering  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Mayor Frank Scarpitti

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. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects items, Nos. 2, 3, 4, and 15.

The Committee recessed from 11:23 a.m. to 11:37 a.m. and from 12:36 p.m. to 1:23 p.m.

### **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Valerie Burke disclosed an interest with respect to Item #14, 30 Colborne Street by nature of owning property directly adjacent to the subject property, and did not take part in the discussion of, or vote on the question of the approval of this matter.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES**  
**- April 24, 2017 (10.0)**  
[Minutes](#)

Moved by: Councillor Karen Rea

Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Committee meeting held April 24, 2017, be confirmed.

CARRIED

**2. CYCLING AND PEDESTRIAN**  
**ADVISORY COMMITTEE (CPAC)**  
**2016 REVIEW/2017 BUSINESS PLAN (6.3)**  
[Presentation](#)

David Rawcliffe, Chair, and Peter Miasek, Vice Chair of the Cycling and Pedestrian Advisory Committee (CPAC) gave a presentation to report on the 2016 Review and 2017 Business Plan. The presentation outlined the committee's mandate, its membership, accomplishments, the 2017 plan, and a 2017 budget summary. They responded to questions from the Committee regarding the Bike Clinic, safety issues, and the fine of \$2 for sidewalk cycling.

The Committee thanked Mr. Rawcliffe and Mr. Miasek for their work and commitment to CPAC, and acknowledged the success of the "Jane's Walk" event.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

That the presentation provided by David Rawcliffe, Chair, and Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee entitled "2016 Review/2017 Business Plan" be received.

CARRIED

**3. MAIN STREET MARKHAM**  
**PAVER RESTORATION (5.10)**  
[Presentation](#)

Brian Lee, Director of Engineering, provided a presentation on this matter. The presentation outlined the background of the premature failure of the pavers on Main Street Markham, starting in 2014. Staff have consulted with the Markham Village BIA, Heritage Markham Committee, Main Street Markham Committee, and internal Markham departments regarding restoration options. The six options and timelines for restoration were reviewed. Staff explained the rationale for the recommended option of Option 4 which is removal of the pavers and repaved with asphalt. Impressed asphalt with colouring will be applied to the crosswalks.

The Committee discussed the original cost of the project and cost recovery. It was requested that this project proceed as soon as possible, to minimize the impacts to summer events on Main Street. The Committee directed that this resolution proceed to Council on May 9, 2017, and that an update on cost recovery be provided at a future confidential session.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

- 1) That the staff presentation be received; and,
- 2) That staff recommendation of Option 4 be approved; and,
- 3) That the Director of Engineering and Senior Manager, Purchasing be authorized to invite a selected group of qualified suppliers based on past performance to submit a tender for restoration; and further,
- 4) That the Chief Administrative Office be authorized to award the construction tender to the successful bidder.

CARRIED

**4. STAFF UPDATE ON METROLINX'S  
“CREATING CONNECTIONS” (5.10)**  
[Presentation](#)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That this matter and the following resolution be postponed to the May 23, 2017 Development Services Committee meeting:

- 1) *That the May 8, 2017 staff presentation entitled ‘Staff Update on Metrolinx’s “Creating Connections”’ be received; and,*
- 2) *That a sub-committee of 4-5 members comprising of Councillors and Regional Councillors be formed with the mandate of monitoring the progress of transit initiatives of various levels of government, and advising Council on transit matters; and further,*
- 3) *That staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES**

**- April 12, 2017 (16.11)**

[Minutes](#)

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held April 12, 2017, be received for information purposes.

CARRIED

**6. UNIONVILLE SUB-COMMITTEE MINUTES**

**SIXTEENTH LAND HOLDINGS INC.**

**(YORK DOWNS GOLF COURSE)**

**- April 24, 2017 (10.0)**

[Minutes](#)

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Colin Campbell

That the minutes of the Unionville Sub-Committee - Sixteenth Land Holdings Inc. (York Downs Golf Course) meeting held April 24, 2017, be received for information purposes.

CARRIED

**7. CYCLING AND PEDESTRIAN ADVISORY  
COMMITTEE (CPAC) MINUTES**

**-March 16, 2017 (16.34)**

[Minutes](#)

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held March 16, 2017, be received for information purposes.

CARRIED

**8. ACCEPTANCE FOR MAINTENANCE  
OF PLANS OF SUBDIVISION**

**REGISTERED PLAN NUMBERS:**

**65M-3778, 65R-27216 (PARTS 1, 2, 3, 4, 5, 6 & 7)**

**65M-4174, 65M-4328, 65M-4406, 65M-4415, 65M-4457  
(WARDS 2, 3, 4, 5, 7 AND 8) (10.7)**

[Report](#)

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-3778, 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7), 65M-4174, 65M-4328, 65M-4406, 65M-4415, 65M-4457”, be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-3778, 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7), 65M-4174, 65M-4328, 65M-4406, 65M-4415, 65M-4457), be Accepted for Maintenance; and,
- 3) That the Acceptance for Maintenance Period commence as of January 01, 2017, which is the date the subdivisions were eligible for acceptance; and,
- 4) That the Community Services Commission accept the responsibility for operating and maintaining the municipal infrastructure within the subdivisions as part of the City’s asset; and,
- 5) That future operating budgets be adjusted to include the operations and maintenance of the above subdivisions; and,
- 6) That by-laws as shown on Attachment ‘G’, be enacted by Council to establish each of the roads within the residential subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment ‘H’, to amend Schedule ‘12’ of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be enacted; and,
- 8) That the by-law as shown on Attachment ‘I’, to amend Schedule ‘A’ of the Speed By-law #105-71, by including a maximum speed of 40 kilometers per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment ‘J’, to amend Schedule ‘C’ of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,

- 10) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the final two year Acceptance for Maintenance Period have been completed; and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. CORNELL ROUGE NATIONAL  
URBAN PARK GATEWAY - REPORT ON  
DESIGN CHARRETTE AND NEXT STEPS (10.0)**  
[Report](#)

On April 24, 2017 Development Services Committee postponed the above subject matter to the meeting this date.

Deputy Mayor Jack Heath thanked staff for their work on this project and suggested that this matter return to the Markham Sub-Committee.

Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled “Cornell Rouge National Urban Park Gateway - Report on Design Charrette and Next Steps” dated April 24, 2017 be received; and,
- 2) That a Gateway Advisory Committee be established to assist in the review of Terms of Reference for the preparation of a Cornell Rouge National Urban Park Gateway Vision and Implementation Plan; under the direction of the Markham Subcommittee; and,
- 3) That consultants be retained through a competitive bid process to prepare the Cornell Rouge National Urban Park Gateway Vision and Implementation Plan; and,
- 4) That the Cornell Rouge National Urban Park Gateway Vision and Implementation Plan be funded through the existing approved Cornell Secondary Plan Capital Budget 15025; and,
- 5)\*\* **That a copy of this resolution including the staff report be forwarded to the Federal Minister of Environment and Climate Change and Members of Parliament for Markham; further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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\*\* Amended by Council on May 29, 2017, to add Clause 5.

**10. RECOMMENDATION REPORT  
DEL RIDGE (EAST MARKHAM II) INC.  
SITE PLAN APPLICATION FOR PHASE 2  
OF DEVELOPMENT COMPRISED OF  
ONE (1)- 8 STOREY APARTMENT BUILDING  
AT 7325 MARKHAM ROAD  
(SE MARKHAM ROAD AND NEW DELHI DRIVE- WARD 7)  
FILE NO: SC 17 133670 (10.6)  
[Report](#)**

Dave deSylva of Del Ridge Homes displayed a site plan and responded to questions.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Colin Campbell

- 1) That the report dated May 8<sup>th</sup>, 2017 titled “RECOMMENDATION REPORT, Del Ridge (East Markham II) Inc., Site plan application for Phase 2 of development comprised of one (1)- 8 storey apartment building at 7325 Markham Road (SE Markham Road and New Delhi Drive- Ward 7), File No: SC 17 133670,” be received; and,
- 2) That the Site Plan application (SC 17 133670) submitted by Del Ridge (East Markham II) Inc., to facilitate the development of an 8-storey apartment building (Phase 2) be endorsed in principle, subject to the conditions in Appendix ‘A’; and,
- 3) That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing on May 8<sup>th</sup>, 2017 in the event that the site plan agreement is not executed within that time period; and,
- 4) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or his designate has signed the site plan; and,
- 5) That the City’s 2009 Policy requiring all high density residential development to achieve at least LEED Silver be waived, subject to the implementation of the “GreenLife” sustainable initiatives outlined in this report (Appendix ‘B’) to the satisfaction of the Commissioner of Development Services; and,
- 6) That Council grant servicing allocation for 181 residential apartment units (Phase 2) of the proposed development; and,
- 7) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
- 8) And that Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**11. RECOMMENDATION REPORT  
APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT BY  
1696913 ONTARIO INC.  
TO FACILITATE THE CREATION OF  
26 SINGLE DETACHED LOTS FOR THE  
SUBJECT PROPERTY KNOWN LEGALLY AS  
BLOCK 79, PLAN 65M-4033 (WARD 2)  
FILE NO'S: SU/ZA 16 177627 (10.7, 10.5)  
[Report](#)**

It was suggested that in future, a major intersection location description be included in the title for applications when a street address is not available, to assist in property location identification.

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

- 1) That the staff report dated May 8, 2017 titled “RECOMMENDATION REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 26 single detached lots for the subject property known legally as Block 79, Plan 65M-4033”, be received; and,
- 2) That the record of the Public Meeting held on September 20, 2016, regarding the proposed Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 26 single detached lots for the subject property known legally as Block 79, Plan 65M-4033, be received; and,
- 3) That the application submitted by 1696913 Ontario Inc. to amend Zoning By-law 177-96, as amended, be approved and the Draft Zoning By-law amendment attached as Appendix A be finalized and enacted without further notice; and,
- 4) That Draft Plan of Subdivision 19TM-16001 be approved, subject to the conditions set out in Appendix B of this report, being finalized prior to approval; and,
- 5) That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the draft conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design or his designate; and,
- 6) That the draft plan approval for Plan of Subdivision 19TM-16001 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
- 7) That servicing allocation for 26 units be assigned to Draft Plan of Subdivision 19TM-16001; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED



**12. RECOMMENDATION REPORT  
APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT BY  
2473330 ONTARIO LTD. TO FACILITATE THE  
CREATION OF 13 SINGLE DETACHED LOTS AND  
8 REAR LANE TOWNHOUSE UNITS WITHIN  
2 TOWNHOUSE BLOCKS ON THE SUBJECT PROPERTY  
KNOWN LEGALLY AS BLOCK 120, PLAN 65M-3830 (WARD 2)  
FILE NO'S: SU/ZA 16 114903 (10.7, 10.5)**

[Report](#)

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Joe Li

- 1) That the staff report dated May 8, 2017 titled “RECOMMENDATION REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. To facilitate the creation of 13 single detached lots and 8 rear lane townhouse units within 2 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830”, be received; and,
- 2) That the record of the Public Meeting held on September 20, 2016, regarding the proposed Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. To facilitate the creation of 13 single detached lots and 8 rear lane townhouse units within 2 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830, be received; and,
- 3) That the application submitted by 2473330 Ontario Ltd. To amend Zoning By-law 177-96, as amended, be approved and the Draft Zoning By-law amendment attached as Appendix A be finalized and enacted without further notice; and,
- 4) That Draft Plan of Subdivision 19TM-16008 be approved subject to the conditions set out in Appendix B of this report, being finalized prior to approval; and,
- 5)\*\* ~~That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design or his designate; and,~~
- 6) That the draft plan approval for Plan of Subdivision 19TM-16008 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
- 7) That servicing allocation for 21 units be assigned to Draft Plan of Subdivision 19TM-16008; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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CARRIED

\*\* Amended by Council on May 29, 2017, to replace clause 5 with the following:

- “5) That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to conditions set out in Appendix B (as may be amended by the Director or designate), and further subject to a precondition that prior to issuance of draft plan approval the Architectural Control Guidelines are to be approved, a Control Architect retained, and procedures established, all to the satisfaction of the City of Markham, to ensure that the site plan and building elevations of each dwelling unit within the plan of subdivision will comply with the Architectural Control Guidelines and be signed off by the Control Architect, prior to the issuance of building permits; and,”

**13. RECOMMENDATION REPORT  
TIMES GROUP CORPORATION  
SOUTH OF HIGHWAY 7, EAST OF BAYVIEW AVENUE  
BLOCK 45 AND PART OF BLOCK 49, PLAN 65M-3226  
AND BLOCK 3, PLAN 65M-3575  
OFFICIAL PLAN, ZONING BY-LAW AMENDMENT  
AND SITE PLAN APPROVAL APPLICATIONS TO  
PERMIT A TOWNHOUSE RESIDENTIAL DEVELOPMENT (WARD NO. 8)  
FILE NO.'S: OP 13 131100, ZA 14 131100 AND SC 16 131100 (10.3, 10.5 & 10.6)  
[Report](#)**

Frederick Woo spoke of his understanding that revisions are being made to the proposal with respect to building heights adjacent to the residential area, referring to a meeting held with residents, the Ward Councillor, staff and the applicant. Mr. Woo submitted an e-mail dated May 11, 2016 outlining the agreement and stated that if the revisions showing only two residential towers with office buildings on either side of Saddle Creek Drive are confirmed, the residents will withdraw their previous petition of objection.

Staff confirmed that the buildings in question are not being considered today and will be subject to a future rezoning and site plan applications.

The Committee questioned how city-wide issues such as traffic calming ~~and~~ providing affordable seniors housing, are being addressed. Staff will report back on this matter. Walkability to the parklands to the south was also discussed.

The City Solicitor advised of an additional recommendation clause regarding the requirement for Council's approval of a modification the 2014 Official Plan, Part 1, to implement the development recommended in this report, and to be forwarded to the Ontario Municipal Board for approval.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) **That the deputation and written submission by Frederick Woo regarding applications by Times Group Corporation, South of Highway 7, east of Bayview Avenue, be received; and,**
- 2) That the Staff report dated May 8, 2017 entitled “RECOMMENDATION REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment applications to permit a townhouse residential development” be received; and,
- 3) That Staff be authorized and directed to finalize for enactment by Council amendments to the 1987 Official Plan and the Leitchcroft Secondary Plan, and the 2014 Official Plan for the conversion of the subject lands from employment lands to residential lands, and to secure a public elementary school site in the Leitchcroft community; and,
- 4) **That the approvals recommended by this report be subject to Council’s approval of a modification the 2014 Official Plan, Part 1, to implement the development recommended in this report, to be forwarded to the Ontario Municipal Board for approval, and,**
- 5) That Staff be authorized and directed to finalize for approval by Council an amendment to Zoning By-law 177-96, as amended, for the townhouse and school block component of the proposed development plan; and,
- 6) That the site plan for the town house component of the development plan be endorsed in principle and that the authority for granting site plan endorsement and final approval be delegated to the Director of Planning and Urban Design; and,
- 7) That servicing allocation for 134 townhouse units be assigned to the townhouse component of the proposed development plan; and,
- 8) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 9) That the Region of York be advised that servicing allocation for 134 units has been confirmed; and further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. SITE PLAN CONTROL APPLICATION  
PROPOSED ADDITION TO A HERITAGE DWELLING  
30 COLBORNE STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT (WARD 1)  
FILE NO. SC 16 114097 (16.11)  
[Report](#)**

Councillor Valerie Burke disclosed an interest with respect to Item #14, 30 Colborne Street by nature of owning property directly adjacent to the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Diane Berwick spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street, and referred to her written submission on this matter.

Joan Honsberger spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Tony Farr spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street, and referred to his written submission on this matter. He indicated that he was speaking as a resident and not as a member or representative of the Heritage Markham Committee.

Kelly Kivioja spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Rob Armstrong, representing Ward 1 South Thornhill Residents Inc., spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Valerie Tate spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

David Rawcliffe, representing the Society for Prevention of Historic Thornhill (SPOHT), referred to written submission from Pam Birrell of SPOHT, and summarized the comments, in support of the Heritage Markham recommendation.

David Ellison spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Keith Irish spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Marion Matthias spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Luke Yugang Du spoke in support of heritage preservation and the Heritage Markham recommendation for 30 Colborne Street.

Amber Stewart of Amber Stewart Law, representing the Heidaris, owners of 30 Colborne Street, provided a handout with background information and requested approval of the application for an addition to the existing heritage dwelling. Ms. Stewart reviewed details of the plan and the streetscape renderings that indicate similar additions on both side of the subject site, and stated that the proposal complies with the Zoning By-law and the Thornhill Heritage Conservation District Plan. With respect to the purchase of the heritage home, Ms. Stewart advised that the applicants had been aware of the heritage constraints and had done their due diligence by consulting with Heritage staff prior to the purchase.

Ms. Stewart described the numerous revisions to the proposal and attendance at Heritage and Committee of Adjustment meetings by the applicants, in an effort to satisfy the City's requirements. Concerns about the process were noted, with respect to being turned back seven times, despite indications of support from staff and the Architectural Review Subcommittee. The owners had also consulted with Mr. Lorne Smith, the City's Historian, who advised that he was not aware of Dr. Frank Glassow, the former owner and the reason for the heritage significance of the house. Photographs of the interior and basement were displayed.

Ms. Stewart further questioned a potential Conflict of Interest by a deputant that is also a Heritage Markham Committee member and lives in close proximity to 30 Colborne Street. The issue relates to fairness and objectivity. In response to questions from the Committee, the City Solicitor advised that it is inappropriate for staff to advise or direct individuals on Conflict of Interest matters. It was noted that this Committee had recently received a report on Conflict of Interest concerns relating to Heritage Committee members who are employed in heritage related occupations.

Heritage staff clarified statements made during preliminary consultation with the applicant and outlined the process of review, and the recommendations of the Architectural Review Subcommittee and the Heritage Committee. Discussions included the complexity of this matter, the interpretation of compliance with the Zoning By-law and heritage guidelines, and the criteria used to determine whether a 1958 addition introduced by a prominent member of the community possesses cultural heritage value.

The Committee considered that although the 1958 addition is a good replica and complementary building, it is not a heritage building, and questioned the impact of the proposal for the new addition on the street view and the character of the Thornhill Heritage District. The classification of the building and the addition was clarified.

The Committee agreed to resolve into a confidential session.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

That, in accordance with Section 239 (2)(b)(f) of the Municipal Act, Development Services Committee resolve into a confidential session at 11:38 a.m. to discuss this matter, as it relates to

[Section 239 (2) (b)] - Personal matters about an identifiable individual, including municipal or local board employees; and,

[Section 239 (2) (f)] - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

CARRIED

Moved by: Councillor Don Hamilton

Seconded by: Councillor Karen Rea

That the Development Services Committee rise from the confidential session at 12:10 PM.

CARRIED

The Committee did not report out.

Councillor Valerie Burke disclosed an interest with respect to 30 Colborne Street by nature of owning property directly adjacent to the subject property, and did not take attend the confidential session regarding this matter.

A motion to adopt the staff recommendation, to add the addition to 30 Colborne Street to the Heritage Register and to not support the current design, was LOST.

The Committee requested that a Heritage Easement be obtained. Ms. Stewart could not confirm if the owners would agree to the condition.

A motion to place a Heritage Easement on the property was LOST. See the following Recorded Vote.

**YEAS:** Councillor Alan Ho, Councillor Karen Rea, Deputy Mayor Jack Heath, Councillor Logan Kanapathi. (4)

**NAYS:** Councillor Don Hamilton, Regional Councillor Nirmala Armstrong, Regional Councillor Jim Jones, Regional Councillor Joe Li, Councillor Colin Campbell, Councillor Amanda Collucci, Councillor Alex Chiu. (7)

**ABSTAIN FOR CONFLICT OF INTEREST:** Councillor Valerie Burke (1)

**ABSENT:** Mayor Frank Scarpitti (1)

Motion lost by a vote of 7 to 4

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Joe Li

- 1) **That written submission from The Leask Family, Pam Birrell of SPOHT, Diane and Joseph Ricciuti, Ken and Daila Webster, Donald Irving and Krista Sereno, Joan Honsberger, Tony and Angela Farr, Tryfon and Jennea Elles, Diane Berwick, Janice Martin, K. L. Reading, Luke Du and Cindy Li, and Amber Stewart of Amber Stewart Law, representing the applicant, regarding the application for 30 Colborne Street, be received; and,**
- 2) **That the deputations by Diane Berwick, Joan Honsberger, Tony Farr, Kelly Kivioja, Rob Armstrong, representing Ward 1 South Thornhill Residents Inc., Valerie Tate, David Rawcliffe, representing the Society for Prevention of Historic Thornhill (SPOHT), David Ellison, Keith Irish, Marion Matthias, Luke Yugang Du, and Amber Stewart of Amber Stewart Law, representing the applicant regarding the application for 30 Colborne Street, be received; and,**
- 3) That the report titled “Site Plan Control Application, Proposed Addition to a Heritage Dwelling, 30 Colborne Street, File No. SC 16 114097, dated April 24, 2017, be received; and,
- 4) **That the current design for the proposed addition to the c.1852 portion of the dwelling is supported, conditional on compliance with the Thornhill Heritage Conservation District Plan; and further,**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

See following Recorded Vote

**YEAS:** Councillor Alan Ho, Councillor Don Hamilton, Regional Councillor Nirmala Armstrong, Regional Councillor Jim Jones, Regional Councillor Joe Li, Councillor Colin Campbell, Councillor Amanda Collucci, Councillor Logan Kanapathi, Councillor Alex Chiu. **(9)**

**NAYS:** Councillor Karen Rea, Deputy Mayor Jack Heath. **(2)**

**ABSTAIN FOR CONFLICT OF INTEREST:** Councillor Valerie Burke **(1)**

**ABSENT:** Mayor Frank Scarpitti **(1)**

Motion passed by a vote of 9 to 2.

**15. LANGSTAFF GATEWAY  
POMONA CREEK CROSSINGS  
CONSTRUCTION AGREEMENT, (WARD 1) (5.7)**  
[Report](#)

Brian Lee, Director of Engineering, explained that the purpose of this report is to seek Council's authorization for the Mayor and Clerk to execute agreements to advance the construction of culverts to coincide with site remediation and creek restoration for Pomona Mills Creek crossing, in advance of the subdivision application. The Committee directed staff to ensure that the culverts safely accommodate the wildlife corridor. Alan Brown, representing Condor Developments, confirmed that this is being addressed.

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Don Hamilton

- 1) That the report titled "Langstaff Gateway Pomona Creek Crossings Construction Agreement", be received; and,
- 2) That Council authorize the Mayor and Clerk to execute one or more construction agreements with Markham Gateway Development Inc., as necessary, to allow for the construction of Pomona Mills Creek crossings as part of the environmental remediation and creek restoration and enhancement works in the Langstaff Gateway Secondary Plan Area; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. NEW BUSINESS  
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)**

Further to a Public Meeting held on May 2, 2017, the Committee requested an update on the applications by 1771107 Ontario Inc. (Times Group Inc.) with respect to Buttonville Airport and Transport Canada height restrictions. Discussions included the timeframe for the extension of RougeSide Promenade to Warden. Staff were directed to provide notice to the public, as appropriate.

Don Givens of Malone Given Parsons Ltd., provided a verbal update and will try to provide a written update from the federal government.



Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Don Hamilton

That staff provide an update on the applications by 1771107 Ontario Inc. (Times Group Inc.) File No. ZA 16 164154 at the Development Services Committee meeting on May 23, 2017.

CARRIED

## **17. CONFIDENTIAL ITEMS**

Councillor Karen Rea advised of confidential New Business regarding an identifiable person: [Section 239 (2) (b)] - Personal matters about an identifiable individual, including municipal or local board employees.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

That the Confidential Agenda be postponed to the Council meeting on May 9, 2017.

- (1) DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES  
- April 10, 2017 (10.0)  
[Section 239 (2) (e) (c)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONTARIO MUNICIPAL BOARD - VALLEYMEDE BUILDING AMA CORPORATION (WARD 8) (8.0)  
[Section 239 (2) (e)]
- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - MINOR VARIANCE APPLICATION APPEAL - 6 JONQUIL CRESCENT (WARD 4) (8.0)  
[Section 239 (2) (e)]
- (4) NEW BUSINESS  
PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES (8.0)  
[Section 239 (2) (b)]

CARRIED

**ADJOURNMENT**

The Development Services Public Meeting adjourned at 3:15 PM.

**Alternate formats for this document are available upon request.**