



Development Services Committee Minutes

April 24, 2017, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 6

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

Mayor Frank Scarpitti (2:00 p.m.)

Deputy Mayor Jack Heath

Regional Councillor Jim Jones

Regional Councillor Joe Li

Regional Councillor Nirmala Armstrong

Councillor Valerie Burke

Councillor Alan Ho

Councillor Don Hamilton

Councillor Karen Rea (9:09)

Councillor Colin Campbell

Councillor Amanda Collucci (9:35)

Councillor Logan Kanapathi

Councillor Alex Chiu

Jim Baird, Commissioner of Development Services

Brenda Librecz, Commissioner of Community & Fire
Services

Chris Bird, Director of Building

Stephen Chait, Director, Culture and Economic
Development

Catherine Conrad, City Solicitor and Acting Director of
Human Resources

George Duncan, Senior Heritage Planner

Lilli Duoba, Manager, Natural Heritage

Biju Karumanchery, Director of Planning and
Urban Design

Richard Kendall, Manager, Central District

Brian Lee, Director of Engineering

Bradley Roberts, Supervisor, Zoning

Peter Wokral, Heritage Planner

Kitty Bavington, Council/Committee Coordinator

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. 3 and 14.

The Committee recessed from 11:24 a.m. to 11:37 a.m.; and from 1:06 p.m. to 2:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

1. DEVELOPMENT SERVICES COMMITTEE MINUTES

- April 10, 2017 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held April 10, 2017, be confirmed.

CARRIED

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- April 5, 2017, April 10, 2017 and April 12, 2017 (10.0)

[April 5](#) [April 10](#) [April 12](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Public Meetings held April 5, 2017, April 10, 2017 and April 12, 2017, be confirmed.

CARRIED

**3. CREATING CONNECTIONS IN
THE CITY OF MARKHAM**

(METROLINX REGIONAL EXPRESS RAIL PROGRAM UPDATE) (5.10)

[Presentation](#)

Mohamed Alkoka, Director, Corridor Infrastructure – Metrolinx, and Erin Moroz, Director, Communications and Community Relations – Metrolinx, and members of their team, were in attendance to provide a presentation titled “Creating Connections in the City of Markham”.

The presentation discussed the cost of gridlock on the economy, regional transformation including the GO expansion program, and investments in the City of Markham. Upgrades on the Markham rail infrastructure, level crossings and grade separations, and train anti-whistling initiatives were outlined.

With respect to community engagement, Metrolinx recognizes that with new infrastructure and construction comes impacts to the community that must be worked through with residents, businesses, and their elected officials. The Metrolinx Community Charter process was outlined.

The presenters and City staff responded to questions and comments from the Committee:

- Providing a parking garage in addition to parking lots at the Unionville GO station. It is not warranted at this time; however the parking strategy will be regularly updated.
- Details and description of paralleling stations were requested.

- The impact on road traffic while the train is in the station and the gates are down at McCowan Road. An update on options being considered will be provided.
- A copy of the survey statistics for residents using cars to access GO stations in York Region will be provided.
- Metrolinx has approved four new stations on the Stouffville Line that will be funded by the City of Toronto as part of their SmartTrack plan. Funding for other stations outside of the SmartTrack plan will be negotiated with the municipalities.
- The Unionville GO station will require additional property for the two new tracks and platform expansion.
- Details were requested on the location of 300 new parking spaces at Unionville Station.
- Markham has submitted correspondence regarding the Milliken GO station as part of the Steeles Avenue EA, and a response is requested.
- Concern about the potential of re-routing freight traffic onto the York Subdivision, and what is Metrolinx's position on the "Missing Link".
- Rail electrification is expected between 2021-2024, which will require new locomotives and should provide faster service. The speed of the new service has to be balanced with the addition of new stations. More frequent service will allow the trains to be shorter.
- All day/weekend service will be phased, as determined by the Province.
- Stations should have a bird-friendly design, and mobility-challenged persons should be included in the renderings.
- Improvements to the Markham GO Station track were considered in an EA, but the focus of improvements is south of that area, and that EA has been put on hold.
- The Mobility Hub study should be coordinated with York University. A presentation by Metrolinx at a future York University Markham Campus Committee meeting is recommended.
- More frequent updates from Metrolinx are required.
- A Memorandum of Understanding for anti-whistling is being prepared to identify the respective responsibilities of Metrolinx, York Region and Markham.
- Suggested a new rail-integrated committee be formed to deal with Stouffville, Richmond Hill, and Havelock lines.
- SmartTrack should extend further into Markham.
- 14th Avenue is already grade separated – what are the challenges of a future station at this location?
- Metrolinx informed that the estimated cost for Steeles Avenue grade separation will be \$122m – what are the costs for the other grade separations north of Finch Avenue, as opposed to elevations?
- 100,000 new residents will need to be accommodated. Areas of significant population increase in Markham will require upgrades and last mile strategies.
- Markham Centre and Steeles Avenue are priority areas for improvements.
- It was suggested that the 407 transitway alignment should stay on the south side closer to the 407ETR.

It was noted that Metrolinx is now leading Phase 1 Mobility Hub Study.

The Committee requested that staff report back at the next Development Services Committee meeting on items raised, including the suggestion to form a new committee.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Alan Ho

- 1) That the April 24, 2017 presentation titled “Creating Connections in the City of Markham” by Metrolinx, dated April 24, 2017 be received; and,
- 2) That Council authorize closure of existing Turff Avenue at Steeles Avenue intersection and direct staff to bring forward the necessary bylaw at the appropriate time; and,
- 3) That Council authorize the Mayor and Clerk to execute agreement(s) with Metrolinx, the City of Toronto, adjacent land owners, and other parties having jurisdiction, in a form satisfactory to the Chief Administrative Officer and the City Solicitor for implementation of the Regional Express Rail program and the Steeles Avenue East grade separation; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. HISTORIC UNIONVILLE COMMUNITY
VISION COMMITTEE MINUTES
- January 18, 2017 (10.0)
[Minutes](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Historic Unionville Community Vision Committee meeting held January 18, 2017, be received for information purposes.

CARRIED

**5. INFORMATION REPORT
UPDATE ON NEW COMPREHENSIVE
ZONING BY-LAW PROJECT - INITIATION OF
PHASE 3B & PROPOSED PUBLIC PARTICIPATION PLAN
PR 13 128340 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report entitled, “INFORMATION REPORT: Update on New Comprehensive Zoning By-law Project – Initiation of Phase 3B & Proposed Public Participation Plan” be received; and,
- 2) That the attached Public Participation Plan for Phase 3B (Appendix “B”), be received.

CARRIED

**6. SUPPLEMENTARY REPORT
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)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the staff report dated April 24, 2017, titled “SUPPLEMENTARY REPORT, 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, File No. ZA 16 164154,” be received.

CARRIED

- 7. PRELIMINARY REPORT
IDEAL (MS) DEVELOPMENTS INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A HIGH DENSITY RESIDENTIAL
MIXED-USE DEVELOPMENT ON THE
NORTH SIDE OF ENTERPRISE BOULEVARD
WEST OF MAIN STREET UNIONVILLE
28 MAIN STREET UNIONVILLE
MARKHAM CENTRE (WARD 3)
FILE NO. ZA 16 119946 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report titled “PRELIMINARY REPORT, Ideal (MS) Developments Inc., Application for Zoning By-law Amendment to permit a high density residential mixed-use development on the north side of Enterprise Boulevard, west of Main Street Unionville, File No. ZA 16 119946” be received.

CARRIED

- 8. INFORMATION REPORT
2017 FIRST QUARTER UPDATE OF THE STREET
AND PARK NAME RESERVE LIST (10.14)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

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

**9. SUPPORT FOR MARKHAM'S FOOD
AND AGRICULTURAL INDUSTRY (10.0)**

[Report](#)

Councillor Valerie Burke expressed appreciation to staff for preparing this report.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report dated April 24th entitled "Support for Markham's Food and Agricultural Industry" be received as information.

CARRIED

**10. AUTHORIZATION TO HOLD A PUBLIC MEETING
ON PROPOSED AMENDMENTS TO THE CITY'S SIGN BY-LAW (2.16)**

[Report](#)

Jim Baird, Commissioner of Development Services introduced this matter.

Martin Rendl of Martin Rendl and Associates provided a presentation regarding the review of the City's Sign By-law. He reviewed the scope of the project and provided a detailed overview of electronic signs, new development signs, institutional signs, window signs, Markham Centre special sign district, and Sign By-law enforcement. The Public Meeting for this matter is scheduled for June 6, 2017.

The Committee had comments regarding: concerns relating to Yonge Street, which is impacted by the City of Vaughan and York Region regulations; signs on CN Rail bridges; signs displayed on trucks; controlling luminescence levels; Markham's sustainability strategy that reduces light pollution; shutting off institutional lights at night; ineffective readograph signs; seeking input from the Public Realm Committee; the reasons for the numerous amendments to the current Sign By-law; possible enforcement through the AMPS program; the scope of the Sign By-law review and potential future expansion of the study; increasing the penalty fine amount; proliferation of small signs on corners, such as real estate "Open House" signs; and, clarifying flashing/animated electronic signs. Mr. Rendl and City staff responded to questions.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

- 1) That the report dated April 24, 2017 entitled, "Authorization to hold a Public Meeting on proposed amendments to the City's Sign By-law" be received; and,
- 2) That the presentation by Martin Rendl and Associates on the Sign By-law, be received; and,

- 3) That staff be authorized to hold a Public Meeting to consider preliminary recommendations made by Martin Rendl and Associates, to amend the City's Sign By-law as summarized in this report; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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

Moved by: Councillor Colin Campbell

Seconded by: Councillor Don Hamilton

That this matter and the following resolution be postponed to the May 8, 2017 Development Services Committee meeting:

- 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 the staff presentation on the Cornell Rouge National Urban Park Gateway be received; and,*
- 3) *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,*
- 4) *That consultants be retained through a competitive bid process to prepare the Cornell Rouge National Urban Park Gateway Vision and Implementation Plan; and,*
- 5) *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 further,*
- 6) *That staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

**12. RULAND PROPERTIES INC.
(THE REMINGTON GROUP)
APPLICATION FOR SITE PLAN CONTROL APPROVAL
PROPOSED MIXED-USE DEVELOPMENT (HS1)
EAST SIDE OF BIRCHMOUNT RD.
NORTH OF ENTERPRISE BLVD.
FILE NO. SC 16 116738 (WARD 3) (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced this matter.

Sheldon Levitt of Quadrangle Architects, representing the applicant, gave a presentation to provide details of the application. The presentation displayed the area context, massing model, site plan overview, transportation circulation, cycling routes, pedestrian ways, floor plans, retail and landscaping inspirations, underground parking, retail, residential, public spaces and amenity components, concept elevations, sustainability features, and LEED v4 certification. Committee members requested a copy of the presentation.

Randy Peddigrew of the Remington Group, representing the applicant, was in attendance to answer questions. The Committee had questions and comments regarding provision of parking for nearby sites including the theatre, and evolving Viva routes. This proposal will be presented to the Markham Centre Advisory Committee in June, 2017.

There were lengthy discussions regarding the potential inclusion of the Automated Vacuum Collection system, if it is available within a reasonable timeframe. This will be included in the conditions of approval.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Don Hamilton

- 1) That the April 24, 2017 report titled Ruland Properties Inc. (The Remington Group), Application for Site Plan Control Approval, Proposed Mixed-use Development (HS1), File No. SC 16 116738 be received; and,
- 2) That the application by Ruland Properties Inc. (The Remington Group) for Site Plan Control Approval be endorsed in principle subject to the conditions attached as Appendix A; and,
- 3) That Site Plan Control Approval for a proposed mixed-use development (HS1) be delegated to the Director of Planning and Urban Design, or their designate, to be issued following execution of a Site Plan Control Agreement. Site Plan Control Approval is issued when the Director has signed the site plan; and,

- 4) That 620 units of servicing allocation be assigned to this project, subject to receiving a letter from the Trustee for the Landowner's Group confirming the applicant is in good standing; and,
- 5) That the City reserves the right to revoke or reallocate servicing allocation should this development not proceed in a timely manner; and,
- 6) That a by-law to remove the Hold (H) provisions on the subject lands be enacted upon execution of the Site Plan Agreement to the satisfaction of the Commissioner of Development Services; and,
- 7) That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. REQUEST TO DEMOLISH- SINGLE DETACHED DWELLING
DEMOLITION PERMIT APPLICATION DP 16135847
27 CHURCH STREET
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)
[Report](#)**

Jim Baird, Commissioner of Development Services provided a brief overview of this application and the staff recommendation to deny the demolition permit.

Peter Wokral, Heritage Planner, gave a presentation to explain similar demolition requests and redevelopment projects, and answered questions from the Committee. Discussions included the lengthy deliberations of the Heritage Markham Committee, Heritage policies, the building classification, and concerns for setting a precedent. It was clarified that the Heritage Committee cannot be delegated as approval authority for all heritage matters, particularly demolition applications.

It was noted that any demolition approval would be conditional on receiving approval for an acceptable, compatible building plan that conforms to the Heritage guidelines.

Ms. Dibi, applicant, stated that she has been working with an engineer and Heritage staff, and will continue to work towards achieving an acceptable proposal.

A Motion to deny the demolition application was LOST.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the staff memo and presentation dated April 24th, 2017 regarding a demolition permit application for 27 Church Street, Markham Village, be received; and,
- 2) That the demolition permit application for the existing dwelling at 27 Church Street in Markham Village be **approved, subject to the applicant obtaining site plan approval for a new detached dwelling designed to comply with the policies and guidelines of the Markham Village Heritage Conservation District Plan, to the satisfaction of City staff; and further,**
- 3) That Staff be authorized and directed to do all thing necessary to give effect to this resolution.

CARRIED

14. 14TH AVENUE & 9TH LINE TRAFFIC SIGNALS (5.12)

[Memo](#)

Brian Lee, Director of Engineering, introduced this matter and provided an update.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Jim Jones

- 1) That the staff memo dated April 24, 2017 entitled "14th Avenue & 9th Line Traffic Signals" be received.

CARRIED

**15. NEW/OTHER BUSINESS
MAIN STREET MARKHAM RECONSTRUCTION (5.10)**

Councillor Karen Rea requested that staff bring forward an action plan to repair the cobblestones on Main Street Markham. Staff advised that this matter had been referred to the 2017 Budget Committee, and an update will be provided at the next Development Services Committee meeting.

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the repair of the cobblestones on Main Street Markham be referred back to staff for an update at the May 8, 2017 Development Services Committee meeting.

CARRIED

**16. NEW/OTHER BUSINESS
COMPREHENSIVE ZONING BY-LAW PROCESS (10.5)**

The Committee enquired about the process for the Comprehensive Zoning By-law project. Staff provided a status update and advised that a report will be coming forward before the summer break. Workshop sessions are being scheduled over the summer on some aspects of the zoning by-law.

**17. NEW/OTHER BUSINESS
ENVELOPE STAMP (12.0)**

A Committee member noted receipt of a letter from the City of Toronto that was stamped with the phrase “Your opinion is valued” and requested that a similar stamp be considered in Markham, to engage residents.

18. CONFIDENTIAL ITEMS

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

That the following confidential items be postponed to the May 8, 2017 Development Services Committee meeting:

- (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)]

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:40 PM.

Alternate formats for this document are available upon request.
