



## **Development Services Committee Minutes**

February 13, 2017, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 2

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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**

Regional Councillor Jim Jones  
Regional Councillor Joe Li (9:20)  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Catherine Conrad, City Solicitor and Acting Director of  
Human Resources  
George Duncan, Senior Heritage Planner  
Lilli Duoba, Manager, Natural Heritage  
Brian Lee, Director of Engineering  
Andrea Wilson-Peebles, Assistant City Solicitor  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

### **DISCLOSURE OF PECUNIARY INTEREST**

– None Declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- January 23, 2017 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Committee meeting held January 23, 2017, be confirmed.

CARRIED

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- January 24, 2017 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Public Meeting held January 24, 2017, be confirmed.

CARRIED

**3. HERITAGE MARKHAM COMMITTEE MINUTES  
- January 11, 2017 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Heritage Markham Committee meeting held January 11, 2017, be received for information purposes.

CARRIED

**4. PUBLIC ART ADVISORY COMMITTEE MINUTES  
- September 21, 2016 (16.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Public Art Advisory Committee meeting held September 21, 2016, be received for information purposes.

CARRIED

**5. CYCLING AND PEDESTRIAN ADVISORY  
COMMITTEE (CPAC) MINUTES  
-December 15, 2016 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held December 15, 2016, be received for information purposes.

CARRIED

**6. FRIENDS OF THE MARKHAM MUSEUM  
FOUNDATION BOARD MINUTES  
- January 11, 2017 (16.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Friends of the Markham Museum Foundation Board meeting held January 11, 2017 be received for information purposes.

CARRIED

- 7. PRELIMINARY REPORT  
APPLICATION BY KLM PLANNING PARTNERS INC.  
ON BEHALF OF BOX GROVE COMMERCIAL EAST INC.  
FOR ZONING BY-LAW AMENDMENT TO ADD  
CHILD CARE CENTRE' AS AN ADDITIONAL PERMITTED USE  
TO 570 COPPER CREEK DRIVE  
FILE NO. ZA 16 114886 (10.5)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) That the report titled “PRELIMINARY REPORT, Application by KLM Planning Partners Inc. on behalf of Box Grove Commercial East Inc., for Zoning By-law Amendment to add ‘Child Care Centre’ as an additional Permitted Use to 570 Copper Creek” be received.

CARRIED

- 8. REQUEST FOR DEMOLITION  
SINGLE DETACHED DWELLING  
30 B ROUGE STREET, MARKHAM VILLAGE (16.11 & 10.13)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) That the staff report entitled “Request for Demolition-Single Detached Dwelling, 30 B Rouge Street, Markham Village,” dated February 13, 2017, be received; and,
- 2) That Council endorse the proposed demolition of the existing single detached dwelling at 30 B Rouge Street located within the Markham Village Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. INTERPRETIVE PLAQUE PROGRAM  
FOR MARKHAM VILLAGE HERITAGE  
CONSERVATION DISTRICT PROPERTIES - COLOUR (16.11)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) That the report titled “Interpretive Plaque Program for Markham Village Heritage Conservation District Properties - Colour,” dated February 13, 2017, be received; and,
- 2) That Council endorse a black background colour for the Markham Village Conservancy interpretive plaques in the central Markham Village and Vinegar Hill neighbourhoods of the Markham Village Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. AGRICULTURAL ADVISORY  
COMMITTEE MINUTES**  
**- April 7, 2016, May 4, 2016 October 6, 2016 and December 1, 2016 (16.34)**  
[Apr. 7](#) [Appendix A - Terms of Reference](#) [May 4](#) [Oct. 6](#) [Dec. 1](#)

Lilli Duoba, Manager, Natural Heritage, gave a brief explanation of the proposed amendment to the Terms of Reference, with respect to quorum issues.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the minutes of the Agricultural Advisory Committee meetings held April 7, 2016, May 4, 2016, October 6, 2016 and December 1, 2016, be received for information purposes; and,
- 2) That the following recommendation from the April 7, 2016 Agricultural Advisory Committee minutes be endorsed:

"That revised Agricultural Advisory Committee Terms of Reference be approved as amended, attached as Appendix A."

CARRIED

**11. ELIGIBILITY OF REVEREND JENKINS HOUSE  
FOR RELOCATION TO MARKHAM HERITAGE ESTATES  
11022 KENNEDY ROAD (16.11)**

[Report](#)

Jim Baird, Commissioner of Development Services explained the proposal to declare the Reverend Jenkins House eligible for re-location to Markham Heritage Estates as a proactive measure to preserve the building.

The Committee noted the diminishing supply of building lots available at Markham Heritage Estates, and requested that staff explore options to provide the necessary land to support preservation of heritage buildings that cannot be retained on site. Staff noted the initiatives currently being pursued to address this issue and advised that an inventory of approximately 60 threatened heritage buildings has been prepared, with some ten being most severely threatened.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

- 1) That the staff report entitled “Eligibility of Reverend Jenkins House for Relocation to Markham Heritage Estates dated February 13, 2017 ” be received; and,
- 2) That the Heritage Markham Committee recommendation of December 14, 2016 indicating that Heritage Markham does not support the relocation of the Reverend Jenkins House from its current site and the owners are requested to take immediate action to protect and stabilize the building on-site be received; and,
- 3) That as recommended by Heritage Section Staff, the Reverend Jenkins House at 11022 Kennedy Road be declared eligible for relocation to Markham Heritage Estates, due to its cultural heritage value, its threatened state, the absence of either short or long-term uses by the owner, and the length of time before development will occur in the area; and,
- 4) That the structure of the Reverend Jenkins House be partially restored and structurally stabilized in its current location so that it may be relocated to Markham Heritage Estates as an intact building; and further,
- 5) **That the Manager of Real Property and Heritage Section Staff investigate potential means to secure at-risk heritage buildings, including making land available for the relocation of threatened heritage buildings, and report back to Development Services Committee as soon as possible, no later than September, 2017; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. HERITAGE PERMIT APPLICATION  
SHAKIBA DILMAGHANI AND MASSOOD MASHDI  
149 JOHN STREET, THORNHILL  
DRIVEWAY ENTRANCE GATE (16.11)**

[Memo](#)

Jim Baird, Commissioner of Development Services reviewed previous discussions by the Committee on December 5, 2016, regarding this matter, and the options put forward by the applicant and staff.

Helen Lepek of Lepek Consulting Inc., representing the applicant, made a deputation to suggest that both options presented in Appendix 'C' would be compatible with the neighbourhood. Ms. Lepek responded to questions regarding a compromise using wood materials, and advised that the applicant would not agree to wood, but would agree to a design similar to 185 John Street. Heritage staff advised that 185 John Street is not within the Heritage District Plan, but 149 is, and further explained the intent of the District Plan, which preserves the unique of the area and prohibits gates.

Barry Nelson, representing the Society for the Preservation of Historic Thornhill (SPOHT), provided some background information on the organization and the subject site, and described the extensive work involved in developing the Thornhill Heritage Conservation District Plan.

Mr. Nelson spoke in opposition to any gate at this location, metal or wood, unless it is a temporary barrier. Mr. Nelson responded to questions regarding other gates in the district, and he noted that the height of the gate may also be an issue.

The Committee expressed concern for the precedent that may be set, and referred to the dangers to wildlife from the spiked design.

A motion was made to approve Option 2 in Appendix 'C' as proposed by the applicant, and was lost in a tie vote.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Amanda Collucci

- 1) **That the deputations by Helen Lepek of Lepek Consulting Inc., representing the applicant, and Barry Nelson, representing the Society for the Preservation of Historic Thornhill (SPOHT), regarding a Heritage Permit for 149 John Street, be received; and,**
- 2) That the staff memo dated February 13, 2017 regarding a Heritage Permit application for a driveway entrance gate at 149 John Street, Thornhill, be received; and,
- 3) Whereas Heritage Markham and Heritage Staff in their report of December 5, 2016 recommended that the heritage permit application to approve the driveway gate at 149 John Street, Thornhill be denied; and,

Whereas the Development Services Committee recommended on December 5, 2016 that the application be referred back to staff to work with the applicants to explore an appropriate, less intrusive gate design, with appropriate materials, to be brought back to the Development Services Committee for consideration; and,

Whereas Heritage Staff suggested to the applicant a simple wooden gate mounted on the original iron hinges of the existing masonry piers, based on the physical evidence that there was once a historic driveway gate at 149 John Street (Appendix 'B'); and,

Whereas the applicant does not support the style of gate recommended by Heritage Section Staff, but is willing to modify the existing metal driveway gate, mounted on the newly installed posts (Appendix 'C'); and,

Whereas if a metal driveway gate is supported by Council, then Option 2 shown in Appendix 'C' is the preferred approach; and,

Now therefore be it resolved:

- 4) That the metal gate illustrated in Option 2 in Appendix 'C' as proposed by the applicant is supported; and,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

LOST IN A TIE VOTE

### **13. NEW BUSINESS**

#### **MARKHAM – RICHMOND HILL BOUNDARY IN LANGSTAFF (10.0)**

Regional Councillor Jim Jones requested an update on the boundary line between the City of Markham and the Town of Richmond Hill, in Langstaff. Catherine Conrad, City Solicitor, reported on preliminary findings. Directions from Council will be required to proceed further. The Committee requested that staff also review the boundary line west of Yonge Street and east of Bayview Avenue.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Don Hamilton

Whereas the current boundary between the City of Markham and the Town of Richmond Hill in the Langstaff area (between Yonge Street and Bayview Avenue) corresponds to the north limit of Highway 7 as it existed on January 1, 1971; and,

Whereas Highway 7 was re-aligned further north to accommodate the Highway 407 right of way;

Now therefore be it resolved:

- 1) That City staff be directed to consult with the Town of Richmond Hill on a proposed adjustment to the boundary between the City of Markham and the Town of Richmond Hill between Yonge Street and Bayview Avenue, to correspond with the centre-line of the current location of Highway 7, north of Highway 407; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

#### **14. IN-CAMERA MATTERS**

Moved by: Councillor Don Hamilton

Seconded by: Councillor Amanda Collucci

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into an in-camera session to discuss the following confidential matters:

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- December 5, 2016 and January 23, 2017 (10.0)  
[Section 239 (2) (e) (c) (e) (e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - MINOR VARIANCE APPEAL - 61 FAIRWAY HEIGHTS DRIVE (WARD 1) (8.0)  
[Section 239 (2) (e)]
- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - CF/OT BUTTONVILLE PROPERTIES (WARD 2) (8.0)  
[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Karen Rea

That the Development Services Committee rise and report from the in-camera session at 10:42 AM.

CARRIED

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- December 5, 2016 and January 23, 2017 (10.0)  
[Section 239 (2) (e) (c) (e) (e)]

Development Services Committee confirmed the in-camera minutes of December 5, 2016 and January 23, 2017.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - MINOR VARIANCE APPEAL - 61 FAIRWAY HEIGHTS DRIVE (WARD 1) (8.0)  
[Section 239 (2) (e)]

This item was forwarded to Council on March 1, 2017.

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - CF/OT BUTTONVILLE PROPERTIES (WARD 2) (8.0)  
[Section 239 (2) (e)]

This item was forwarded to Council on February 13, 2017.

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 10:42 AM.

<b>Alternate formats for this document are available upon request.</b>
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