



## **Development Services Committee Minutes**

January 23, 2017, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 1

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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**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath (9:50)  
Regional Councillor Jim Jones  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci (9:21)  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Trinela Cane, Commissioner of Corporate Services  
Brenda Librecz, Commissioner of Community & Fire Services  
Catherine Conrad, City Solicitor and Acting Director of Human Resources  
Dave Decker, Fire Chief  
George Duncan, Senior Heritage Planner  
Regan Hutcheson, Manager, Heritage Planning  
Biju Karumanchery, Director of Planning and Urban Design  
Brian Lee, Director of Engineering  
Hersh Tencer, Manager, Real Property  
Andrea Wilson-Peebles, Assistant City Solicitor  
Kitty Bavington, Council/Committee Coordinator

### **Regrets:**

Regional Councillor Joe Li

The Development Services Committee convened at the hour of 9:03 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Nirmala Armstrong assumed the Chair for Transportation and Engineering Capital Projects item No. 11.

The Committee recessed between 11:13 and 11:25 a.m., and between 12:40 and 1:30 p.m.

### **DISCLOSURE OF PECUNIARY INTEREST**

- None Declared

**1. MARKHAM FIRE & EMERGENCY SERVICES  
CADET PROGRAM (12.2.6)**

The Markham Fire & Emergency Services CADET Program has focused its public education efforts on meeting the needs of our very diverse community. One of the communities that may get overlooked is those living with a development disability. This program was created to give individuals who are not able to be employed as a firefighter the opportunity to experience all aspects and roles within the fire service.

Mayor Frank Scarpitti, Commissioner of Community & Fire Services, Brenda Librecz and Fire Chief, Dave Decker and Deputy Fire Chief, Adam Grant presenting plaques to the following recipients:

Cole Dobson  
Yusuf Shirazi  
Brendan Grant

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

City of Markham Staff:

Glenn Hall, Captain, Fire & Emergency Services, 30 years  
Clint Frotten, Chief Training Officer, Fire & Emergency Services, 30 years  
Harold Wideman, 1st Class Firefighter, Fire & Emergency Services, 30 years  
Russell Simpson, Supervisor - Water System Operations and Maintenance,  
Environmental Services, 30 years  
Brent Milton, Captain, Fire & Emergency Services, 30 years  
Camille Almasy, 1st Class Firefighter, Fire & Emergency Services, 30 years  
Lee Hanney, 1st Class Firefighter, Fire & Emergency Services, 30 years  
Donald Kennedy, Training Officer, Fire & Emergency Services, 30 years  
John Preiss, Platoon Chief, Fire & Emergency Services, 30 years  
Stafford Hughes, Technology Support Specialist II, Information Technology Services, 20 years  
Scott Whynot, GIS Analyst I, Planning & Urban Design, 15 years  
David Porretta, Supervisor, Traffic Operations, Engineering, 15 years  
Michael Hiatt, Group Leader, Operations, 15 years  
Tao Su, Waterworks Operator II, Environmental Services, 10 years  
Peter Englezakos, Small Engine/Equipment Technician, Operations, 10 years  
Okendra Budhathoki, Systems Co-ordinator, Environmental Services, 5 years  
Marco Francisco, Provincial Offences Officer II, Legislative Services, 5 years

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- December 5, 2016 (10.0)**

[Minutes](#)

In relation to item #12, 27 Church St., a Committee member requested that staff investigate apparent roof damage, to ensure the building is protected.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Development Services Committee meeting held December 5, 2016, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- December 6, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Development Services Public Meeting held December 6, 2016, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES  
- December 14, 2016 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Heritage Markham Committee meeting held December 14, 2016, be received for information purposes.

CARRIED

**6. FRIENDS OF THE MARKHAM MUSEUM  
FOUNDATION BOARD MINUTES**

**- October 12, 2016 (16.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Friends of the Markham Museum Foundation Board meeting held October 12, 2016 be received for information purposes.

CARRIED

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

**-November 17, 2016 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held November 17, 2016, be received for information purposes.

CARRIED

**8. INFORMATION REPORT  
2016 FOURTH QUARTER UPDATE OF THE  
STREET AND PARK NAME RESERVE LIST**

[Report](#)

A Committee member requested clarification of changes for the listing for “Robert Leet”. Staff will follow up on this matter. The time frame for using the names on the list was questioned, specifically “Lali Vij”. These two names were requested to be expedited, if possible. Staff discussed the process of selecting the names for use. It was suggested that an indication of the date that they were added to the list be included, going forward.

The Committee recommended that veterans’ names be prioritized for use during 2017, Canada’s 150’s birthday.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Valerie Burke

- 1) That the report titled 'Information Report 2016 Fourth 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. PRELIMINARY REPORT  
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT  
ZONING BY-LAW AMENDMENT AND  
DRAFT PLAN OF CONDOMINIUM BY  
KALEXIA DEVELOPMENT CORP.  
TO PERMIT RESIDENTIAL USES ON THE  
LANDS LOCATED ON THE NORTH SIDE OF  
MARKLAND STREET WEST OF WOODBINE AVENUE  
WITHIN THE WOODBINE NORTH SECONDARY PLAN AREA  
FILE NO.'S: OP 13 114950, ZA/CU 16 124882 (10.3, 10.5, 10.20)  
[Report](#)**

Staff reviewed recent process streamlining initiatives that authorize a Public Meeting to be called prior to the Preliminary Report being presented. Clarification regarding this authorization will be included in the Preliminary Reports, going forward.

Discussions included the proposal for conversion of the subject lands from employment use, in 2014.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the Staff report titled "Preliminary Report Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium by Kalexia Development Corp., to permit residential uses on the lands located on the north side of Markland Street west of Woodbine Avenue within the Woodbine North Secondary Plan area File No.'s: OP 13 114950, ZA/CU 16 124882", be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. DEMOLITION PERMIT APPLICATION AND  
INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT  
NAME: WILLIAM LOTT HOUSE  
ADDRESS: 7926 HIGHWAY 7 EAST  
OWNER: CARMELO VERDIRAME  
FILE NO. 16 149285 DP (10.13, 16.11.3)  
[Report](#)**

Jim Baird, Commissioner of Development Services provided an overview of the demolition proposal and the staff recommendation.

Enzo Fazzina, applicant, gave a presentation to display several photos of the house and its current condition, and stated that the building had been vacant for approximately 15 years at the time the current owner had purchased it in 1988. Mr. Fazzina has recently taken over the existing auto body business from his father-in-law, who still owns the property, and he wishes to clean up the property by removing the structure. He submitted a written report from Canada Engineering Services Inc., dated January 21, 2017, strongly recommending that the building be demolished.

The Committee had lengthy discussions regarding the safety of the building, demolition by neglect, the building classification, the recommendation of the Heritage Markham Committee and the recommendation of Heritage staff, By-law enforcement processes, and authority under *the Ontario Heritage Act*. It was suggested that the building be relocated, or that the building be severed and sold. It was noted that By-law Enforcement staff had inspected the building in 2013 and indicated to the applicant that the building would need to be demolished; however, Heritage staff had not been involved in that discussion, and the permit had not been applied for until 2016.

Staff advised that a Heritage Property Standards By-law is being developed to assist the City in being proactive instead of reactive in preserving neglected heritage buildings.

Evelin Ellison, representing the Ward One South Thornhill Residents Inc., spoke in opposition to the building demolition, and encouraged Markham to be proactive against demolition by neglect. Ms. Ellison displayed photos of examples of neglected houses that had been successfully restored, and submitted a written summary of her comments. Ms. Ellison did not support the installation of a plaque instead of preservation.

The Committee resolved in-camera to discuss a legal issue relating to this matter.

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Alex Chiu

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 matter:

- (1) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD – LOCUST HILL  
AND  
ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE  
(WARD 5) (10.0)  
[Section 239 (2) (c) (f)]

CARRIED

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Colin Campbell

That the Development Services Committee rise and report from the in-camera session at 12:03 PM.

CARRIED

The Committee had nothing to report from in-camera.

The Committee continued discussions regarding the Demolition Permit for 7926 Highway 7 East, with respect to the auto body use in Locust Hill, in proximity to the Rouge National Urban Park. Since the deadline for Council's decision is January 30, the applicant was asked to agree to an extension of the deadline to allow for further discussions and a site visit. Mr. Fazzina declined to extend the deadline. The recommendation of the Development Services Committee will go to Council on January 30, 2017.

Moved by: Councillor Colin Campbell  
Seconded by: Regional Councillor Nirmala Armstrong

- 1) **That the depositions by Enzo Fazzina, applicant, and Evelin Ellison representing the Ward One South Thornhill Residents Inc., regarding the Demolition Permit for 7926 Highway 7 East, be received; and,**
- 2) **That correspondence from Siobhan Covington and Evelin Ellison, and the report from Canada Engineering Services Inc. regarding the Demolition Permit for 7926 Highway 7 East, be received; and,**
- 3) That the report dated January 23, 2017 titled "Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, Name: William Lott House, Address: 7926 Highway 7 East, be received; and,

- 4) \*\* That Council **approve** the Demolition Permit Application for the William Lott House at 7926 Highway 7 East, **subject to the owner agreeing to provide a Markham Remembered interpretive plaque at their cost, to be placed in a publicly visible location on the property; and further,**
- 5) \*\* 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 January 30, 2017, to amend Clause 4 and add Clauses 5 and 6, as follows:

- 4) That Council approve the Demolition Permit Application for the William Lott House at 7926 Highway 7 East, subject to the owner paying the costs for the City to immediately advertise the building for sale for \$1, for relocation off-site, until March 31, 2017; and,
- 5) That, if no party comes forward to express interest in relocating the house, the demolition permit be automatically granted, subject to the owner agreeing to provide a Markham Remembered interpretive plaque at their cost, to be placed in a publicly visible location on the property; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 11. **WORK PLAN FOR DEVELOPING AN INFILL SIDEWALK POLICY (5.18)**

### [Presentation](#)

Brian Lee, Director of Engineering, gave a presentation entitled "Work Plan for Developing an Infill Sidewalk Policy". The presentation reviewed the principles of designing for walking; the Official Plan policies, public health, Accessibility Legislation; the prior (1994) and current (1997) sidewalk installation policies; what other municipalities are doing; and benefits/requirements and concerns expressed by residents regarding infill sidewalks. A work plan for developing an infill sidewalk policy was outlined.

Christiane Bergauer-Free made a deputation expressing concern for sidewalk installations in existing residential areas, and recommended that the policy be implemented only for new areas and major collector roads. Her concerns included accommodating pedestrians and cyclists together, accessibility and the significant need for repairs to existing sidewalks, providing winter maintenance, potential impact on mature trees, and privacy and safety concerns of affected property owners. Ms. Bergauer-Free suggested that people tend to use cars rather than walk or use transit, and that capital investments would be better spent on missing curbs and addressing stormwater issues.



The Committee discussed the budget; tree preservation; the cost of moving utilities; loss of parking spaces in driveways; replacement of landscaping/interlocking brick; sustainability advantages; the need for a “pedestrian-first” policy; ensuring that accessibility issues are addressed; and, rural areas that request sidewalks or other measures for safety. It was noted that there have been very few requests by residents for sidewalk installations. It was suggested that staff identify the areas of critical connections to transit, schools, and community facilities and review regional roads and mid-block collectors first, rather than a city-wide initiative.

Staff responded to the comments made and will take them into consideration when preparing an interim report for the Committee. The work plan was reviewed and will be amended to reflect the discussion and feedback from the Committee.

Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Jim Jones

- 1) **That the deputation by Christiane Bergauer-Free regarding the development of an Infill Sidewalk Policy, be received; and,**
- 2) That the presentation provided by Brian Lee, Director of Engineering entitled "Work Plan for Developing an Infill Sidewalk Policy" be received.

CARRIED

## **12. NEW BUSINESS**

### **INTERIM CONTROL BY-LAW, MAIN STREET MARKHAM (10.5)**

Councillor Karen Rea expressed concern for the increase in office use on Main Street Markham and the impact on the retail character of the street. Concern was also noted for tax reductions for vacant buildings.

Moved by: Councillor Karen Rea

Seconded by: Mayor Frank Scarpitti

That staff report back on implementing an Interim Control By-law or Zoning By-law Amendment or other options regarding possible restrictions on ground-floor office space within the commercial area of Main Street Markham.

CARRIED

**13. NEW BUSINESS**  
**PARKING AND EXPANDED DRIVEWAYS (10.5)**

Councillor Karen Rea requested a review of the parking requirements for new developments, and provisions for expanded driveways. Staff advised that both these issues are being examined as part of the comprehensive zoning by-law project.

**14. IN-CAMERA MATTERS**

The Development Services Committee consented to not resolve in-camera for the following matters, in accordance with Section 239 (2) of the Municipal Act. There was no discussion on the following confidential matters.

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

- (2) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- December 5, 2016 (10.0)  
[Section 239 (2) (e) (e)]

That this matter be deferred to the next Development Services Committee meeting.

- (3) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD - MARKHAM VILLAGE "TOWN SQUARE" CONCEPT (WARD 4) (10.0)  
[Section 239 (2) (c)]

That this matter be referred to the next General Committee meeting.

- (4) 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)]

That this matter be deferred to the next Development Services Committee meeting.

- (5) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - APPEAL OF COUNCIL'S INTENTION TO DESIGNATE THE FRANKLIN H. RAYMER HOUSE, 6840 FOURTEENTH AVENUE (WARD 7) (8.0)  
[Section 239 (2) (e)]

That this matter be referred directly to Council on January 30, 2017.

CARRIED

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 3:16 PM.

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