



Development Services Committee Minutes

December 5, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 20

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
Regional Councillor Jim Jones
Regional Councillor Joe Li (9:24)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho (9:24)
Councillor Don Hamilton (left, 12:03)
Councillor Karen Rea (1:03)
Councillor Colin Campbell
Councillor Amanda Collucci (9:29)
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Chris Bird, Director of Building Standards
Jamie Bosomworth, Manager, Strategy and Innovation
Daniel Brutto, Planner
Sally Campbell, Manager, East District
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Mary Creighton, Director, Recreation Services
Anna Henriques, Senior Planner, Zoning and Special Projects
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban Design
Richard Kendall, Manager, Central District
Brian Lee, Director of Engineering
Dave Miller, Manager, West District
Stefanie Navascues, Deputy City Solicitor
Tom Villella, Manager, Zoning and Special Projects
Andrea Wilson-Peebles, Assistant City Solicitor
Kitty Bavington, Council/Committee Coordinator

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. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects item No. 18.

The Committee recessed from 11:03 to 11:18 a.m., and from 12:03 to 1:03 p.m.

The Chair announced that starting with the current meeting, the City is now video streaming, in addition to audio streaming, Standing and Council meetings.

Catherine Conrad, City Solicitor, introduced Stefanie Navascues, the City's new Deputy City Solicitor, and gave a brief history of her experience. The Committee welcomes Ms. Navascues to the City of Markham.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Una Allette, IMS Clerk, Environmental Services, 30 years
Jayanthi Sri Thavapalan, Cash Control Clerk, Financial Services, 10 years
Valerie Burke, Councillor Ward 1, Mayor & Council, 10 years
Logan Kanapathi, Councillor Ward 7, Mayor & Council, 10 years

2. CSDC SYSTEMS - CTAC AWARD 2016 BUSINESS INNOVATION AWARD (PAPERLESS ONLINE ZONING AND COMPLIANCE REPORTING) (12.2.6)

Jim Baird, Commissioner of Development Services provided an introduction on this matter.

On behalf of CSDC Systems, Eric David presented the CTAC 2016 Business Innovation Award to Chris Bird, Director of Building Standards on behalf of the Building Standards Department. Mr. Bird recognized Stephanie Di Perna, Manager of Plans Review, and Bradley Roberts, Supervisor of Zoning, for their leadership in the initiative.

Through the City's Public Portal, online submissions of request and/or property compliance reports automatically generates the corresponding AMANDA Zoning Search (ZS) or Property Compliance (CL) folders. The AMANDA folder is populated with the pertinent information from the online form such as the name and contact information for the applicant, the property address, payment of fees and the type of information the applicant is requesting. AMANDA will then automatically assign the zoning examiner responsible for that area using the folder property information and will generate the required merge document in the folder. Zoning examiners, using their task list, reviews and approves the response document, affixes a digital signature and emails the response to the applicant using AMANDA.

Presently the City receives up to 4,000 zoning search request per year and saves approximately 3-4 sheets of paper per request.

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 21, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held November 21, 2016, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- November 22, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held November 22, 2016, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES
- November 9, 2016 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held November 9, 2016, be received for information purposes.

CARRIED

**6. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-October 20, 2016 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held October 20, 2016, be received for information purposes.

CARRIED

7. MAIN STREET MARKHAM COMMITTEE MINUTES

- September 21, 2016 (16.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Main Street Markham Committee meeting held September 21, 2016, be received for information purposes.

CARRIED

8. PRELIMINARY 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 (10.5)

[Report](#)

Christiane Bergauer-Free spoke in opposition to the proposal with respect to the proposed building height, maintenance issues for strata parks, the unsustainable retail component in competition with businesses on Main Street Unionville, the potential impact of the building height on telecommunication systems, pollution caused by increased traffic, noise from construction and traffic, and impacts on migratory paths.

The Committee discussed ownership and maintenance issues related to strata parks; fire safety and fire response measures for high rise buildings; and, parkland dedication with respect to the location of the catch basin impacting the contiguous open space. Staff responded to the fire safety issue, advising that there are many similar high rises and that the Fire Department is consulted, and has a response strategy in place, for high rise buildings.

It was noted that this matter will proceed to a Public Meeting for full discussion. Staff will provide a response from the Fire Department at the Public Meeting, and will also provide information regarding shadowing impacts.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) **That the deputation by Christiane Bergauer-Free regarding the application by 1771107 Ontario Inc. (Times Group Inc.), be received; and,**

- 2) That the staff report dated December 5, 2016, titled “PRELIMINARY REPORT, 1771107 Ontario Inc. (Times Group Inc.), South side of Highway 7, east of Warden Avenue, 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; and,
- 3) That staff be authorized to schedule a public meeting following further discussions with the applicant regarding the issues outlined in the staff report; and,
- 4) That staff report to Development Services Committee on the status of the discussions with the applicant at least one week prior to the Public Meeting; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. PRELIMINARY REPORT
WEINS CANADA INC.
(FORMERLY DON VALLEY NORTH AUTOMOTIVE INC.)
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS TO PERMIT
A CORPORATE HEAD OFFICE, CAR DEALERSHIP AND
5 STOREY ELEVATED PARKING STRUCTURE
AT 7200 VICTORIA PARK AVENUE
(NORTH OF STEELES AVENUE, WEST SIDE OF VICTORIA PARK AVENUE)
FILE NOS. OP 09 116231 & ZA 09 116232 (10.3, 10.5)
[Report](#)**

Staff clarified that the proposal is to add automobile sales and related uses to the permitted office building, and responded to questions regarding regional approval and storm water control. The parking garage is on the same property, detached from the main building.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Alex Chiu

- 1) That the report “Weins Canada Inc. (formerly Don Valley North Automotive Inc.), Applications for Official Plan and Zoning By-law Amendments to permit a corporate head office, car dealership and 5 storey elevated parking structure at 7200 Victoria Park Avenue (North of Steeles Avenue, west side of Victoria Park Avenue)” be received; and,
- 2) That a Public Meeting be held to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. COMMENTS ON THE PROVINCE'S
2016 REVIEW OF THE ONTARIO MUNICIPAL BOARD
PR 16 – 138801 (10.0)**
[Report](#)

Jim Baird, Commissioner of Development Services, introduced this matter and reviewed the questions and themes posed by the Province, and the City's draft response in Appendix B of the staff report.

The Committee discussed:

- Expanding the jurisdiction of local appeal bodies to include site plans. Staff will report back with more details following Provincial decisions
- Expanding the appeal exemption period by application type
- Bringing public transit to more people, with respect to developments on Highway 7 and limiting appeals in instances where the City has denied downzoning
- Greenbelt: the City should have the ability to deal with minor greenbelt boundary adjustments through secondary plans. This will be reinforced in the final response
- OMB decisions need to be written clearly in plain language following a standard format
- Appropriate timelines for OMB appeals: faster is not necessarily better for the City to ensure fulsome consideration and preparation, and more mediators may be helpful
- De novo hearings should be eliminated, and the OMB should only be able to overturn Council decisions that are unreasonable or made in error
- Public participation at the OMB
- Limiting the developers' scope of appeals to the OMB, but not limiting the scope of public appeals

The draft response will be updated with respect to timelines and greenbelt boundary adjustments in Secondary Plans, and will be provided to Council prior to submission.

The Committee requested that the information regarding the provincial review of the Ontario Municipal Board be highlighted on the Markham Portal for public review, and that Corporate Communications staff prepare a messaging statement for Council members to distribute to residents.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Don Hamilton

- 1) That the Staff report entitled "Comments on The Province's Review of the Ontario Municipal Board", dated December 5th, 2016, be received; and,

- 2) That Council endorse the Staff recommendations in this report and submit it to the Province as the City of Markham's comments on the Province's review of the Ontario Municipal Board ("OMB") **with the following additional clauses:**
- **"That consistent with the Markham Council resolution dated October 17, 2016, the Province be requested to develop an open and transparent process to review potential minor boundary changes associated with the Greenbelt Plan, with the definition of precise limits of the Greenbelt boundary to be established through the approval process for municipal Secondary Plans, and including potential rights of appeal to the Ontario Municipal Board"; and,**
 - ** "That no appeal to a municipality's refusal to amend a new secondary plan be permitted for five years, to recognize the community effort and involvement in developing these plans."; and,**
- 3) That Staff report back to Development Services Committee, on any changes made by the Province to the OMB and/or the planning appeal regime, to provide an overview of the changes and to outline potential operational impacts to the Legal Services and Planning and Urban Design Departments, including possible changes to work flow, processes, and resource allocation; and,
- 4) That the Clerk be directed to forward a copy of this report to the Minister of Municipal Affairs, the Attorney General of Ontario, Markham Riding MPP's and the Region of York; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on December 13, 2016, to add the second bullet to Clause 2.

**11. RECOMMENDATION REPORT
WISMER MARKHAM (COMMERCIAL) DEVELOPMENTS INC.
C/O ASPEN RIDGE HOMES
APPLICATION FOR SITE PLAN APPROVAL
FOR A CONDOMINIUM TOWNHOUSE AND
MID-RISE RESIDENTIAL DEVELOPMENT (PHASE 1)
AT 1735 BUR OAK AVENUE
(SOUTH-WEST CORNER OF BUR OAK AVENUE AND MARKHAM ROAD)
FILE NO: SC 13 125328 (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services gave a brief review of the proposal and the staff recommendation. Staff responded to questions regarding servicing allocation and parking provisions. A parking demand survey will be performed in the future, post construction. Although a multi-use pathway had been requested, it had been determined that this was not a safe location.

Moved by: Councillor Karen Rea

Seconded by: Councillor Amanda Collucci

- 1) That the report titled “Recommendation Report, Wismer Markham (Commercial) Developments Inc. c/o Aspen Ridge Homes, Application for Site Plan Approval for a condominium townhouse and mid-rise residential development (Phase 1) at 1735 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road), File No: SC 13 125328,” be received; and,
- 2) That the Site Plan application (SC 13 125328) submitted by Wismer Markham (Commercial) Developments Inc. c/o Aspen Ridge Homes, to facilitate a condominium townhouse and mid-rise development (Phase 1) 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 December 5th, 2016 in the event the site plan agreement is not executed within that time period; and,
- 4) That Council assign servicing allocation for 32 townhouse units and 81 midrise units (Phase 1) to the proposed development and advise York Region; and,
- 5) That the City reserves the right to revoke or reallocate servicing allocation should this development not proceed in a timely manner; and further,
- 6) That Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**12. REQUEST FOR DEMOLITION
– SINGLE DETACHED DWELLING
27 CHURCH STREET, MARKHAM VILLAGE
FELICITÉ DIBI (10.13)**
[Report](#)

Jim Baird, Commissioner of Development Services reviewed the recommendation by Heritage staff and the Heritage Markham Committee, that the demolition request be denied. The lot area was confirmed as approximately 6,000 ft².

The Committee noted that extensive time and work had been invested by the applicant in a proposal for a new replacement dwelling before a decision was made on the demolition issue, and suggested that in future it be made clear early in the process that demolition is not guaranteed. Staff explained that applicants often choose to submit drawings for replacement buildings in support of demolition applications. Staff also explained that the Markham Village District Plan identifies the building as Class “B” which means it is complementary to the district character due to its scale, massing and materials/details, and that demolition is generally not supported. Staff indicated that it has proposed updating the Plan in the near future to provide greater clarity. The streetscape was displayed on Google maps and staff discussed the rationale for preserving the dwelling. Although a site plan application has not been submitted, concept elevations were displayed. A photo of the original building for the property next door with an addition was also displayed.

Felicite Dibi, applicant, was in attendance to make a deputation through an interpreter. Ms. Dibi lives in the dwelling with four children. On the advice of her contractor, she believes that it would be easier to demolish the two-bedroom, one-bathroom house and build a new home. A second bathroom, located in the basement, is unusable. She indicated that there is also mold on the premises. The Committee noted that mold can be remediated. Ms. Dibi advised that she had been advised that it was not feasible to remove the mold; however a written report was not available. Ms. Dibi stated that she would work with the City to build a house that would be heritage compliant.

The Committee encouraged the applicant to work with an architect for a compatible addition rather than demolition. Ms. Dibi believes that the current house is not healthy or structurally sound, and is not habitable. It was suggested that the applicant obtain a professional certification regarding mold and building integrity, and to continue working with heritage staff for appropriate development.

Staff advised that there is a statutory time limit for the demolition permit in which Council must make a decision and requested that the applicant agree to an extension of the deadline, in order to continue to work towards a resolution. Ms. Dibi agreed to waive the deadline.

Moved by: Councillor Amanda Collucci

Seconded by: Regional Councillor Nirmala Armstrong

- 1)** **That the correspondence dated December 13, 2016 from Evelin Ellison, Ward I (South) Thornhill Residents, provided to Council on December 13, 2016, be received; and,**
- 2) **That the deputation by Felicité Dibi, applicant, regarding the request for demolition for 27 Church Street, Markham Village, be received; and,**
- 3) That the staff report entitled “Request for Demolition-Single Detached Dwelling, 27 Church Street, Markham Village, Felicité Dibi” dated December 5, 2016 be received; and,
- 4) **Whereas the applicant has agreed to waive the demolition permit deadline, that the proposed demolition of the existing single detached dwelling at 27 Church Street located within the Markham Village Heritage Conservation District be deferred to allow the applicant to obtain a professional certification regarding mold and building integrity, and to continue working with heritage staff for appropriate development; and,**
- 5)** **That the applicant be requested to forward a copy of the original home inspection report, if available, to the Clerk for distribution to Members of Council; and,**
- 6) **That staff report back to Development Services Committee on this matter; and further,**
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on December 13, 2016 to add Clauses 1 and 5.

**13. HERITAGE PERMIT APPLICATION
SHAKIBA DILMAGHANI AND MASSOOD MASHADI
149 JOHN STREET, THORNHILL
DRIVEWAY ENTRANCE GATE (16.11)
[Report](#)**

Helen Lepek of Lepek Consulting Inc., representing the applicant, made a presentation to explain the area context and property history of 149 John Street, Thornhill, and to discuss the issue regarding the entrance gate which had been installed without a heritage permit. Several maps and photos of the gate posts were displayed. Ms. Lepek requested support for approval of the gate.

Barry Nelson, representing the Society for the Preservation of Historic Thornhill (SPOHT) spoke in support of the Heritage Markham Committee recommendation to not approve the gate, and provided background on Heritage policies. In response to questions from the Committee, Mr. Nelson advised that, in his opinion, it is possible that a gate existed in the past; however, the gate that has been installed was not of appropriate heritage design or characteristics.

Regan Hutcheson, Manager of Heritage Planning, responded to questions regarding the possible purpose of a previous gate that may have existed, and the possible age of the existing hinges on the gate posts. It was noted that the applicant had relied on a contractor for the installation of the gate, and had not applied for a permit until after it was installed.

The Committee discussed the Heritage District Plan policies that prohibit driveway gates, the lack of archival evidence of a gate at this location, the potential age of the hinges and gate posts, examples of existing gates at other locations (outside the District), security concerns, the potential of setting a precedent, the extensive consultation and work involved in developing the Thornhill Heritage Conservation District Plan, and the extensive work of the Heritage Markham Committee on this issue. There was concern that other, larger properties in the area may be able to use the same argument to install a gate for security purposes.

Some Committee members suggested that the gate was attractive and could be supported on individual merit; however, there was concern that an appropriate heritage design be achieved.

It was suggested to refer this matter back to staff to work with the applicants to explore an appropriate, less intrusive design with appropriate materials and to bring renderings to the Development Services Committee for consideration.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the deputations by Helen Lepek Planning Consultant representing the applicant and Barry Nelson, representing the Society for the Preservation of Historic Thornhill (SPOHT) regarding the Heritage Permit Application for 149 John Street, Thornhill, be received; and,
- 2) That the written submissions by Valerie Tate, Pam Birrell, and Helen Lepek representing the applicant, regarding the Heritage Permit Application for 149 John Street, Thornhill, be received; and,
- 3) That the Planning Department staff report entitled “Heritage Permit Application, 149 John Street, Thornhill, Driveway Entrance Gate”, dated December 5, 2016, be received; and,

- 4) **That the Heritage Permit Application in support of a driveway gate installed without City approval be referred back to staff to work with the applicants to explore an appropriate design with appropriate materials, and be brought back to the Development Services Committee for consideration; and further,**
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. AWARD OF PROPOSAL 231-R-16
CONSULTING SERVICES FOR DEVELOPMENT
OF A NEW COMPREHENSIVE ZONING BY-LAW: PHASE 3B
OF NEW COMPREHENSIVE ZONING BY-LAW PROJECT (10.5, 7.12)
[Report](#)**

Jim Baird, Commissioner of Development Services gave a brief overview of the Award of Proposal for Consulting Services for the new Comprehensive Zoning By-law.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the report entitled “Award of Proposal 231-R-16: Consulting Services for Development of New Comprehensive Zoning By-Law: Phase 3B of New Comprehensive Zoning By-law Project” be received; and,
- 2) That the Contract for Proposal 231-R-16: Consulting Services for Development of New Comprehensive Zoning By-law (Phase 3B), be awarded to Meridian Planning Consultants, the highest ranked, lowest priced bidder in the amount of \$525,425.55 inclusive of HST; and,
- 3) That a contingency in the amount of \$52,542.56 (10%), inclusive of HST impact to cover any additional project costs be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
- 4) That the award and contingency amounts be funded from the Planning & Urban Design account for Markham’s New Comprehensive Zoning By-law – Project #16001 in the amount of \$577,968.11 (\$525,425.55 + 52,542.56), inclusive of HST impact; and,
- 5) That the remaining budget in Project #15016, “Consolidated Zoning By-law Program - Phase 2 of 4” in the amount of \$340,486 be returned to the original funding source; and,

- 6) That the remaining budget in Project #16001 ‘Consolidated Zoning By-law Program - Phase 3 of 4’ in the amount of \$42,880.89 be returned to the original funding source; and,
- 7) That funding be reduced by \$430,000 from the 2017 capital budget request, from \$668,000 to \$238,000 from Project #17029 “Consolidated Zoning By-law Program - Year 4 of 4” subject to Council approval of the 2017 capital budget; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. REMINGTON GROUP INC.
(MARKET VILLAGE MARKHAM)
4390 STEELES AVENUE EAST
APPLICATION FOR SITE PLAN APPROVAL
FOR A COMMERCIAL DEVELOPMENT
FILE NO: SC 07 128831 (10.6)**

[Memo](#)

Jim Baird, Commissioner of Development Services introduced this application.

Randy Peddigrew of the Remington Group Inc. was in attendance to provide an update on the progress of this application. Mr. Peddigrew advised that they have been meeting with both adjacent property owners and are making progress.

Discussions included a modified site plan. The EA for the Steeles Avenue grade separation has been advanced, and construction is anticipated to begin in 2017. The City of Toronto has also been advancing intensification in the area.

Mr. Peddigrew requested reaffirmation of Council’s previous endorsement for this development, to keep the project moving forward. A proposed resolution was provided for consideration.

Staff explained that the Remington site is not part of a secondary plan but could be linked for comprehensive development. Discussions included transit investment and subway projects.

Moved by: Councillor Alan Ho

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff memorandum dated December 5, 2016, titled “Remington Group Inc. (Market Village Markham); 4390 Steeles Avenue East, Application for site plan approval for a commercial development; File No: SC 07 128831,” be received; and,
- 2) That the presentation by representatives of the Remington Group, be received; and,

- 3) That Development Services Committee affirm its endorsement, in principle, of the subject application, subject to the conditions endorsed by Committee on January 25, 2016 (Appendix 'A'); and,
- 4) **That Whereas the City's new 2014 Official Plan designates as Mixed Use Midrise the three properties comprised of Market Village, Pacific Mall and Kennedy Corners, and further identifies them as being included within the Milliken Centre Secondary Plan Area;**

And Whereas the Official Plan also identifies this area as a potential Secondary Hub, to reflect its relationship to potential higher order transit facilities;

Therefore, in this context, Council supports, in principle, the potential mixed-use intensification of these properties consistent with in this policy framework and subject to the appropriate Secondary Plan review, development applications, necessary technical studies and reports, and required infrastructure improvements; and further,

- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. STEERING COMMITTEE
(STEELES AVENUE CORRIDOR
- MUTUAL BOUNDARY BETWEEN THE
CITY OF TORONTO AND THE CITY OF MARKHAM) (16.24)**

The Committee requested that a joint City of Toronto and City of Markham Subcommittee be pursued, to work on cross-boundary issues.

In light of the many important developments along the Steeles corridor which forms the boundary between Toronto and Markham, especially in the area of Kennedy and Steeles but also elsewhere between Pickering Town (York-Durham) Line in the east and Yonge Street in the west, the City of Markham again requests the City of Toronto to jointly establish a cross-border consultative committee. Markham recommends that the committee be co-chaired by a Member of Toronto City Council and a member of Markham City Council and include other Councillors, staff support, and representatives from other levels of government and public agencies as considered appropriate. For the initial phase, Markham would be pleased to act as the committee secretariat. The purpose would be to address transportation, transit, planning, and economic development opportunities and issues along the corridor.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

- 1) That a Steering Committee, Co-chaired by a Member of Markham City Council and a Member of Toronto City Council and including other Members of Council and representatives from other levels of government and public agencies as appropriate, be formed to address transportation, transit, planning and economic development opportunities and issues of mutual interest along the Steeles Avenue Corridor which forms the mutual boundary between the City of Toronto and the City of Markham.

CARRIED

**17. YMCA OF GREATER TORONTO
101 YMCA BOULEVARD
SITE PLAN CONTROL APPLICATION
TO EXPAND EXISTING PARKING LOT (10.6)**

Daniel Brutto, Planner, gave a presentation entitled "YMCA of Greater Toronto, 101 YMCA Boulevard, Site Plan Control Application to Expand Existing Parking Lot", to provide additional information as requested by the Committee. The applicants were in attendance to answer any questions. Staff responded to questions regarding tree preservation and providing permeable ground cover.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

That the presentation provided by Daniel Brutto, Planner entitled "YMCA of Greater Toronto 101 YMCA Boulevard Site Plan Control Application to Expand Existing Parking Lot" be received.

CARRIED

**18. CITY OF MARKHAM
c/o MULTI-DESIGN ASSOCIATES
6140 16TH AVENUE
SITE PLAN CONTROL APPLICATION
TO PERMIT A SOCCER DOME AT
MOUNT JOY COMMUNITY CENTRE (10.6)**

Mary Creighton, Director, Recreation Services and Sally Campbell, Development Manager, East District gave a presentation entitled "City of Markham c/o Multi-Design Associates 6140 16th Avenue Site Plan Control Application to Permit a Soccer Dome at Mount Joy Community Centre" to provide an update on this project. The facility opened on November 25, 2016 under temporary occupation. The site plan application was reviewed.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Karen Rea

That the presentation provided by Mary Creighton, Director, Recreation Services and Sally Campbell, Development Manager, East District entitled "City of Markham % Multi-Design Associates 6140 16th Avenue Site Plan Control Application to Permit a Soccer Dome at Mount Joy Community Centre" be received.

CARRIED

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

[Presentation](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the presentation provided by Brian Lee, Director of Engineering entitled "Work Plan for Developing an Infill Sidewalk Policy" be deferred to a future meeting.

CARRIED

**20. GREATER TORONTO & HAMILTON AREA (GTHA)
MAYORS AND CHAIRS REPORT ON THE
GOVERNMENT OF ONTARIO'S
CO-ORDINATED LAND USE PLANNING REVIEW (10.0)**

[Communications](#)

The Committee received communication from Hazel McCallion, Ex-officio Advisor to the Premier on issues within the Greater Toronto and Hamilton Area, forwarding the report on the Governments of Ontario's Co-ordinated Land Use Planning Review including the Proposed Growth Plan for the Greater Golden Horseshoe and the Proposed Greenbelt Plan, and requesting endorsement with respect thereto. The deadline for all responses to be submitted is Monday, December 5th, 2016. Staff concur with the conclusions in the report.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Joe Li

- 1) That the communication from Hazel McCallion, Ex-officio Advisor to the Premier on issues within the Greater Toronto and Hamilton Area, forwarding the report on the Governments of Ontario's Co-ordinated Land Use Planning Review including the Proposed Growth Plan for the Greater Golden Horseshoe and the Proposed Greenbelt Plan, be received and endorsed; and,

- 2) That the Mayor's office, on behalf of the Council of the City of Markham, write a letter of endorsement to the Premier and the Minister of Municipal Affairs, copied to the local MPPs and Hazel McCallion.

CARRIED

21. NEW BUSINESS

PETITIONS

COMMUNITY CENTRE WITHIN CATHEDRAL COMMUNITY (10.0)

Councillor Alan Ho presented two petitions from the Paradise Senior Association Markham, dated December 3, 2016, requesting consideration for a community centre in the Cathedraltown Community; and to consider zoning a portion of the lands (known as Block 120, Plan 65M-3830) subject to a zoning application by 2473330 Ontario Ltd., for this purpose.

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

That the two petitions from the Paradise Senior Association Markham, dated December 3, 2016, requesting consideration for a community centre in the Cathedraltown Community, be received and referred to staff.

CARRIED

22. NEW BUSINESS

HERITAGE HOUSES

DEMOLITION BY NEGLECT (16.11)

Councillor Karen Rea requested an update on a By-law Enforcement initiative to prevent demolition by neglect for heritage houses. Staff advised that a report will be coming forward in January, 2017.

23. NEW BUSINESS

INFILL HOUSING (10.0)

Councillor Karen Rea requested that staff review infill housing construction operations with respect to hours of operation and keeping work sites clean. Staff are preparing to report to the Committee on hours of operation, and will address site conditions.

**24. NEW BUSINESS
TRADE MISSIONS (10.16)**

Regional Councillor Nirmala Armstrong noted that the Culture and Economic Development working group should meet in the near future to discuss upcoming trade missions. The Chair and Vice-Chair will arrange a meeting in January, 2017.

**25. NEW BUSINESS
HERITAGE MARKHAM
CONFLICTS OF INTEREST (16.11)**

Councillor Valerie Burke referenced complaints received at the Heritage Markham Committee and referred to the Clerk's Department in August, 2016, regarding perceived conflicts of interest by the committee members. Staff were requested to follow up on this matter.

26. IN-CAMERA MATTERS (10.0, 8.0)

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

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
- November 21, 2016 (10.0)
[Section 239 (2) (c)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR
LOCAL BOARD - ONTARIO MUNICIPAL BOARD
- 5 DRAKEFIELD ROAD (WARD 4) (8.0)
[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Karen Rea
Seconded by: Deputy Mayor Jack Heath

That the Development Services Committee rise and report from the in-camera session at 3:52 PM.

CARRIED

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES
- November 21, 2016 (10.0)
[Section 239 (2) (c)]

Development Services Committee confirmed the in-camera minutes of November 21, 2016.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL
BOARD - ONTARIO MUNICIPAL BOARD
- 5 DRAKEFIELD ROAD (WARD 4) (8.0)
[Section 239 (2) (e)]

This item was forwarded to Council on December 13, 2016.

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:52 PM.

Alternate formats for this document are available upon request.
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