



Development Services Committee Minutes

November 21, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 19

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 (9:37)
(left – 12:00)
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton (9:12) (left 2:25)
Councillor Karen Rea (9:10)
Councillor Amanda Collucci (9:30)
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Sally Campbell, Manager, East District
Stephen Chait, Director, Culture and Economic
Development
Catherine Conrad, City Solicitor and Acting Director of
Human Resources
Huyen Hare, Senior Business Development Officer
Christina Kakaflikas, Manager, Special Projects
Biju Karumanchery, Director of Planning and
Urban Design
Brian Lee, Director of Engineering
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:08 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alex Chiu assumed the Chair for Culture and Economic Development item No. 10. Regional Councillor Joe Li assumed the Chair for Transportation and Engineering Capital Projects item, No. 9.

The Committee recessed from 12:03 p.m. to 1:03 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councilor Valerie Burke disclosed an interest with respect to Item #3, 26 Colborne Street, by nature of this being her personal residence, and did not take part in the discussion or vote on the question of the approval of this matter.

Councilor Alan Ho disclosed an interest with respect to Item #5 for # 12, 951 Denison Street, by nature of his family business being located at the location shown for # 12, and did not take part in the discussion or vote on the question of the approval of this matter.

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

David Davies, Geomatics Technician, Planning & Urban Design, 30 years

Ian Hermack, Waterworks Operator II, Environmental Services, 25 years

James Bosomworth, Manager, Strategy & Innovation, Development Services

Commissioner's Office, 25 years

Lori James-Campbell, Alarm Room Operator, Fire & Emergency Services, 15 years

Andrew Ballagh, Facility Operator III, Recreation Services, 15 years

Christos Tsorovas, Sweeper Operator, Operations, 10 years

Ghulam Shahid, Facility Operator III, Recreation Services, 5 years

Robert John Gamble, Operations Labourer/Driver, Operations, 5 years

Mustafizur Rahman, Client Advisor ITS, Information Technology Services, 5 years

2. DEVELOPMENT SERVICES COMMITTEE MINUTES - November 7, 2016 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held November 7, 2016, be confirmed.

CARRIED

**3. HERITAGE EASEMENT AGREEMENTS
FOR HERITAGE PROPERTY TAX REDUCTION PROGRAM
292 MAIN STREET NORTH, MARKHAM VILLAGE
20 MARKHAM STREET, MARKHAM VILLAGE
26 COLBORNE STREET, THORNHILL (16.11)**
[Report](#)

Councillor Valerie Burke disclosed an interest with respect to Item #3, 26 Colborne Street, by nature of this being her personal residence, and did not take part in the discussion or vote on the question of the approval of this matter.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the staff report titled “Heritage Easement Agreements for Heritage Property Tax Reduction Program, 292 Main Street North, Markham Village, 20 Markham Street, Markham Village, 26 Colborne Street, Thornhill”, dated November 21, 2016, be received; and,
- 2) That a by-law be passed to authorize the Mayor and Clerk to execute a Heritage Easement Agreement with the property owners of 292 Main Street North, 20 Markham Street, Markham Village and 26 Colborne Street, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. REQUEST FOR DEMOLITION
– SINGLE DETACHED DWELLING
9 ROUGE STREET, MARKHAM VILLAGE (16.11 & 10.13)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the staff report entitled “Request for Demolition – Single Detached Dwelling, 9 Rouge Street, Markham Village”, dated November 21, 2016 be received; and,
- 2) That Council endorse the demolition of the non heritage dwelling at 9 Rouge Street, located within the Markham Village Heritage Conservation District, subject to the Owner obtaining Site Plan Approval for a new infill single detached dwelling; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF AUGUST 20, 2016 TO OCTOBER 30, 2016 (10.0)**

[Report](#)

Councilor Alan Ho disclosed an interest with respect to Item #5 for # 12, 951 Denison Street, by nature of his family business being located at the location shown for # 12, and did not take part in the discussion or vote on the question of the approval of this matter.

The Committee directed that items # 5 (YMCA for Greater Toronto) and # 8 (City of Markham c/o Multi-Design Associated, 6140 16th Avenue) be brought forward to Development Services Committee for information purposes. Staff clarified that the heritage house located on the YMCA site was protected as part of original site plan approval.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Logan Kanapathi

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of August 20, 2016 to October 30, 2016” and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) **That report items # 5 (YMCA for Greater Toronto) and # 8 (City of Markham c/o Multi-Design Associated, 6140 16th Avenue) be brought forward to Development Services Committee for information; and further,**
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. INFORMATION MEMORANDUM
UPDATE ON PHASE 3A OF MARKHAM'S
NEW COMPREHENSIVE ZONING BY-LAW
PROJECT & NEXT STEPS
FILE NO. PR 13 128340 (10.5)**

[Report](#)

Staff clarified that the project consultant and staff are recommending that short term accommodations not be permitted as of right; therefore an owner would require a zoning amendment or Committee of Adjustment approval for such establishments. Staff will be reporting further on adding additional criteria that may be appropriate.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the memorandum dated November 21, 2016 entitled, “INFORMATION MEMORANDUM: Update on Phase 3A of Markham’s New Comprehensive Zoning Bylaw Project & Next Steps – File No. PR 13 128340” be received as background information to the Public Meeting scheduled for December 6, 2016.

CARRIED

**7. RECOMMENDATION REPORT
KYMBERVILLE CAPITAL INC.
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
REDLINE REVISION TO DRAFT APPROVED
PLAN OF SUBDIVISION 19TM-040016
NORTH OF HIGHWAY 7, WEST OF WILLIAM FORSTER ROAD
FILES OP 15 028274, ZA 15 028274 & SU 15 028274 (10.3, 10.5 & 10.7)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced this application and provided brief background information.

Joanne Barnett, representing the applicant, displayed the Draft Plan of Subdivision to illustrate snow storage locations and parking provisions, coloured elevations, and the Cornell Master Parks Plan with respect to nearby parklands. The pre-dedication of roads and a school site were noted. The project architect was also in attendance to answer any questions.

The Committee commented on several issues: the potential use of the triangle of land at the south-east corner, owned by the City, as public open green space; naming the laneways; common elements of condominiums with respect to ensuring purchasers are aware of legal rights and obligations; and, the impact of snow storage piles on street trees and sight-lines. It was requested that the Operations Department review snow storage sight-lines, and that Urban Design staff be mindful of tree placement.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Nirmala Armstrong

- 1) Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-040016, north of Highway 7, west of William Forster Road, Files OP 15 028274, ZA 15 028274 & SU 15 028274”, be received; and,
- 2) That the record of the Public Meeting held on June 21, 2016, regarding the applications for approval of an Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-040016, be received; and,

- 3) That the Official Plan Amendment application submitted by Kymberville Capital Inc. to amend the Cornell Secondary Plan (2008) be approved, and that the draft Official Plan Amendment attached as Appendix 'A' be finalized and enacted without further notice; and,
- 4) That the Zoning By-law Amendment application submitted by Kymberville Capital Inc., to amend Zoning By-law 177-96, as amended, be approved and that the draft by-law attached as Appendix 'B' be finalized and enacted without further notice; and,
- 5) That Redline Revision to Draft Approved Plan of Subdivision 19TM-040016 submitted by Kymberville Capital Inc., be draft approved subject to the conditions outlined in Appendix 'C'; and,
- 6) That the Director of Planning and Urban Design, or his designate be delegated authority to issue draft approval, subject to the conditions set out in Appendix 'C' as may be amended by the Director of Planning and Urban Design; and,
- 7) That the draft plan approval for Plan of Subdivision 19TM- 040016 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
- 8) That Council assign servicing allocation for 139 townhouse dwellings and 72 condominium stacked townhouse dwellings; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. RECOMMENDATION REPORT
MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.
C/O TERCOT COMMUNITIES
APPLICATIONS TO AMEND THE
ZONING BY-LAW AND FOR SITE PLAN APPROVAL
TO PERMIT A CONDOMINIUM TOWNHOUSE DEVELOPMENT
AT 7350 MARKHAM ROAD
FILE NOS: ZA 15 156659 & SC 16 156659 (10.5, 10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced the applications for Markham (7350 Highway 48) Holdings Inc.

The Committee received correspondence from Anne Benedetti of Goodmans, on behalf of Forest Bay Homes Ltd., regarding sewer capacity. In response, Brian Lee, Director of Engineering, briefly reviewed the servicing strategy.

A representative of the applicant gave a presentation on the proposal for 115 townhouses, and discussed the road network, driveway and parking provisions, amenity areas including rooftop terraces, and displayed elevations. The vacant space at the north east corner is in the daylighting triangle and will be a landscaped open space.

The Committee discussed emergency access, condominium fees, and legal rights and obligations of condominium owners. A private outdoor amenity area will be located on the lands and there are several public parks in that area. A second means of vehicular access was discussed, including a potential right-in, right-out access to Golden Avenue or to Markham Road either of which were thought to be beneficial, but not supported by the Region. The Committee requested that staff pursue these options further with the Region.

The applicant's traffic consultant advised that the traffic study findings do not warrant a second access point other than for emergency purposes, and cautioned that commuters may use the second access as a short-cut. The applicant's traffic consultant also advised that the Region denied a request to have a second access to Markham Road, and the plan is acceptable as shown. The Committee discussed traffic concerns in general and requested that staff review the transportation operations a year after construction of this development, for monitoring purposes and to inform future development.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) **That correspondence from Anne Benedetti of Goodmans, on behalf of Forest Bay Homes Ltd., regarding the applications by Markham (7350 Highway 48) Holdings Inc., be received; and,**
- 2) That the report dated November 21, 2016 titled "Recommendation Report, Markham (7350 Highway 48) Holdings Inc. c/o Tercot Communities, Applications to amend the Zoning By-law and for Site Plan Approval to permit a condominium townhouse development at 7350 Markham Road (File Nos: ZA 15 156659 & SC 16 156659)", be received; and,
- 3) That the record of the Public Meeting held on November 16, 2015 regarding the Zoning By-law Amendment application submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities (ZA 15 156659), be received; and,
- 4) That the Zoning By-law Amendment (ZA 15 156659) submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities to amend the City's Zoning By-law 304-87, as amended, and By-law 177-96, as amended, to permit a condominium townhouse development at 7350 Markham Road be approved, and that the draft Zoning By-law Amendment attached as Appendix 'A' be finalized and enacted without further notice; and,

- 5) That the Site Plan application (SC 16 156659) submitted by Markham (7350 Highway 48) Holdings Inc. c/o Tercot Communities to facilitate a condominium townhouse development at 7350 Markham Road, be endorsed in principle, subject to the conditions in Appendix 'B'; and,
- 6) That this endorsement shall lapse and site plan approval will not be issued after a period of three (3) years commencing on November 21, 2016 in the event the site plan agreement is not executed within that time period; and,
- 7) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or his designate has signed the site plan; and,
- 8) That Council assign servicing allocation for 115 townhouse units to the proposed development and advise York Region; and,
- 9) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
- 10) **That a year after construction, staff review the transportation operations for this development for monitoring purposes, and to inform future development; and further,**
- 11) And that Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

9. **WHISTLE CESSATION ON
STOUFFVILLE GO LINE – PROGRESS UPDATE (5.12)**
[Memo](#)

Shanta Sundarason, representing the residents, expressed appreciation to Brian Lee, Director of Engineering, for his assistance and support on this matter. Ms. Sundarason identified three additional rural crossings that were not identified in the Whistle Cessation initiative, which should be included.

The Committee requested a review and report on other crossings that may be appropriate for whistle cessation. Discussions included options, timing, safety upgrade details and costs at Markham Road crossing, and costs for future grade separations that may negate the need for the current proposal for safety improvements.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) **That the deputation by Shanta Sundarason, representing the residents, regarding Whistle Cessation be received; and,**

- 2) **That the additional three crossing identified on the Stouffville Line, be referred to the 2018 budget process; and,**
- 3) **That staff review and report on other crossings that may be appropriate for referral to the 2018 budget process for whistle cessation; and further,**
- 4) That the memorandum dated November 21, 2016 entitled " Whistle Cessation on Stouffville GO Line - Progress Update" be received.

CARRIED

**10. MARKHAM 2020: SUCCESS BY DESIGN
PERFORMANCE REVIEW OF THE CITY'S
10 YEAR ECONOMIC STRATEGY (10.16)**
[Presentation](#)

Stephen Chait, Director, Culture and Economic Development, introduced the Markham 2020 presentation. The Committee discussed protocols for invitations to various events, whether internal or external events.

Christina Kakaflikas, Manager, Special Projects, gave a presentation entitled "Markham 2020: Success By Design Performance Review of the City's 10 Year Economic Strategy". In 2008, Markham Council adopted "Markham 2020," a 10-year economic strategy and blueprint for the economic development program. The presentation evaluated the City's strategy, key findings, conclusions regarding Priority Sectors, Global Business Strategy, SME and Commercialization of Technology and Innovation, and recommendations. Staff introduced the new *Markham 2020, Success by Design* magazine, a platform for businesses.

The Road Ahead, a Blueprint for 2016-2019, focuses on three approaches: changing competitiveness drivers; changing macroeconomic environment; and recommendations for Markham 2030 based on identified strengths, weaknesses, opportunities and threats. It was noted that Rouge National Urban Park will be added as a strength, along with developing a Destination Strategy.

The Committee discussed the success of the sister-city program, municipal relationships, community partnerships, economic and cultural strategies, providing wifi throughout the City, affordable housing as a weakness, impacts from the new university, the global business strategy, promoting the wider technology corridor that encompasses Markham, and supporting the agricultural industry.

The Committee congratulated the Economic Team on its successes.

Moved by: Councillor Alan Ho
Seconded by: Mayor Frank Scarpitti

- 1) That the presentation provided by Christina Kakaflikas, Manager, Special Projects entitled “Markham 2020: Success by Design, Performance Review of the City’s 10 Year Economic Strategy” be received; and,
- 2) **And that staff review and report back on ways to be supportive of the agricultural industry in Markham.**

CARRIED

**11. PETITION FROM RESIDENTS OF
DONALD COUSENS PARKWAY
(BETWEEN COUNTRY GLEN ROAD AND 16TH AVENUE) (5.10)**
[Petition](#)

Deputy Mayor Jack Heath addressed this matter and requested that the correspondence be referred to Markham staff and Regional staff. Councillor Karen Rea requested to be kept informed on this matter.

Moved by: Deputy Mayor Jack Heath
Seconded by: Mayor Frank Scarpitti

That the petition dated October 12, 2016 signed by 33 area residents of Donald Cousens Parkway (between Country Glen Road and 16th Avenue) requesting the following be received and referred **to Regional staff for response, and also** to the Commissioner of Development Services **for comments:**

- Speed limit be lowered from the current 70km to 50km on Donald Cousens Parkway from 9th Line to 16th Avenue.
- York Region Police be requested to provide traffic speed enforcement.
- Region staff to study possibility of layby parking on where Donald Cousens Parkway has no road shoulder and emergency parking.
- All adjacent Regional roads to open for all traffic, no more truck restrictions.
- Region staff to work with the community in a more open and transparent manner with accountability.

CARRIED

**12. NEW BUSINESS
COUNCILLOR ALEX CHIU (12.2.6)**

The Committee recognized Councillor Alex Chiu today, on his birthday.

13. IN-CAMERA MATTERS

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

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 7, 2016 (10.0)
[Section 239 (2) (e)]
- (2) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE
MUNICIPALITY OR LOCAL BOARD (WARD 4) (8.6)
[Section 239 (2) (c)]

CARRIED

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

That the Development Services Committee rise and report from the in-camera session at 2:36 PM.

CARRIED

The following in-camera items were approved by Development Services Committee as follows:

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES
- November 7, 2016 (10.0)
[Section 239 (2) (e)]

Development Services Committee confirmed the in-camera minutes of November 7, 2016.

- (2) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE
MUNICIPALITY OR LOCAL BOARD (WARD 4) (8.6)
[Section 239 (2) (c)]

This item was forwarded to General Committee in public session on November 28, 2016.

ADJOURNMENT

The Development Services Committee meeting adjourned at 2:37 PM.

Alternate formats for this document are available upon request.
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