



Development Services Committee Minutes

June 14, 2016, **2:00 PM to 6:00 PM**

Council Chamber

Meeting No. 10

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
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
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 Alexander, Acting Manager, By-law Enforcement and Regulatory Services
Sally Campbell, Manager, East District
Catherine Conrad, City Solicitor
Anna Henriques, Senior Planner, Zoning and Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Tom Villella, Manager, Zoning and Special Projects
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 2:05 p.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. MARKHAM PUBLIC ART
ADVISORY COMMITTEE MINUTES
- April 13, 2016 (16.0)
[Minutes](#)**

The Committee received a revised recommendation for this item. Staff displayed photos and renderings of the art donation of “Charity” for Crescent Park in Cathedraltown, and explained the acquisition process and maintenance provisions. Engineering and peer review will be required to ensure safe installation. It was suggested that a safety barrier be placed around the base, and that the donor be responsible for alternate installation if the stilt platform is not feasible.

The Committee expressed appreciation to the donor.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alan Ho

- 1) That the minutes of the Markham Public Art Advisory Committee meeting held April 13, 2016 be received for information purposes; and,
- 2) That the Mayor and Clerk be authorized to execute an agreement acceptable to City Solicitor, Commissioner, Community & Fire Services and Commissioner, Development Services with the donor for the donation, installation, and maintenance of the public art titled ‘Charity’ to be installed in Crescent Park.

CARRIED

**2. RECOMMENDATION REPORT
STRATEGIC DIRECTION (PHASE 2):
NEW COMPREHENSIVE ZONING BY-LAW PROJECT
PR 13 128340 (10.5)
[Report](#) [Appendix B](#) [Appendix C](#) [Appendix D](#)**

[Appendix “A”](#) - Strategic Direction Report

Tom Villella, Manager, Zoning and Special Projects, reviewed the New Comprehensive Zoning By-law Project to date and introduced the Strategic Direction (Phase 2) Report, which will be used by staff as a general guide to assist with the drafting of the new comprehensive zoning by-laws in Phase 3.

John Gladki, Gladki Consulting Inc., gave a presentation on this matter and reviewed draft recommendations for the following tasks:

- Guiding Principles, Parameters and Trends and Issues in Zoning
- Conformity with Official Plan, City Guidelines, Policies and Plans
- City Parent By-laws
- Site-specific Zoning By-law Amendments
- Minor Variances

- Zoning By-law Definitions
- Geographic Information Systems
- Automotive Uses
- Drive Through Facilities
- Parking and Loading Standards
- Residential Accessory Structures and Amenity Space
- Residential Home Occupations
- Infill Housing and Separation Distances
- Affordable and Shared Housing, and Secondary Suites
- Student Housing
- Places of Worship
- Greenway and Special Policy Areas
- Medical Marihuana Production Facilities
- Addiction Recovery Centres
- Adult Entertainment and the Sex Industry

The Committee discussed:

- Minor Variance issues with respect to preserving neighbourhood character, while allowing neighbourhood regeneration
- Eliminating the term “Community Amenity Area”
- Using a common dictionary for some definitions not contained in the new zoning by-law
- On-site storage for motor vehicle dealerships
- Establishing a reasonable number for car stacking for drive through facilities
- Prohibiting “double drive-throughs” and what constitutes a “double drive-through”
- Parking in rear yards and parking commercial and recreational vehicles in residential areas
- Bicycle standards
- Provisions and signage for home occupations
- Establishing criteria for adult entertainment uses
- Providing flexibility for cash-in-lieu of parkland and Section 37 agreements
- Include all heritage districts in heritage-related issues
- Generally, all uses that legally existed prior to the new by-law would continue as legal uses.

Next Steps: the parking study will be completed to form parking rates and standards in the new zoning by-law, and terms of reference will be prepared for Phase 3 – the drafting of the new comprehensive zoning by-law including extensive public consultation. A staff report to Development Services Committee is targeted for early fall.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Amanda Collucci

- 1) That the report entitled, “RECOMMENDATION REPORT: Strategic Direction (Phase 2): New Comprehensive Zoning By-law Project” dated June 14, 2016, be received; and,

- 2) That the Strategic Direction Report (Appendix “A”) and Staff recommendations for revisions to the Strategic Direction Report (as discussed in this report and outlined in Appendix “C”) be endorsed in principle, as a general guide to the drafting of the new comprehensive zoning by-law (Phase 3); and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. RECOMMENDATION REPORT
WYKLAND ESTATES INC.
(MATTAMY HOMES CORPORATION)
SITE PLAN APPROVAL APPLICATION FOR A
PROPOSED MIXED-USE 6-STOREY CONDOMINIUM
APARTMENT BUILDING AND TEN STACKED TOWNHOUSE
DWELLINGS ON THE EAST SIDE OF BUR OAK AVENUE
NORTH OF HIGHWAY 7
FILE: SC 15 149133 (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced the application by Wykland Estates Inc.

The Architect and representatives of the applicant were in attendance to display details and elevations of the site plan application for the east side of Bur Oak Avenue, north of Highway 7. The Committee discussed parking provisions and parking for the business component. The Ward Councillor spoke in support of the proposal and the Committee commended the sustainability initiatives.

Moved by: Councillor Colin Campbell
Seconded by: Mayor Frank Scarpitti

- 1) That the report titled “RECOMMENDATION REPORT, Wykland Estates Inc. (Mattamy Homes Corporation), Site Plan Approval Application for a proposed mixed use 6-storey condominium apartment building and ten stacked townhouse dwellings on the east side of Bur Oak Avenue, north of Highway 7, File SC 15 149133, dated June 14, 2016, be received; and,
- 2) That the presentation by Wykland Estates (Mattamy Homes Corporation) regarding the proposed residential condominium development consisting of a mixed use six-storey condominium apartment building and ten stacked townhouse dwellings, be received; and,

- 3) That the Site Plan application (SC 15 149133) submitted by Wykland Estates Inc. (Mattamy Homes Corporation) to facilitate a residential condominium development consisting of a mixed-use six-storey condominium apartment building and ten stacked townhouse dwellings be endorsed in principle, subject to the conditions attached as Appendix 'A'; and,
- 4) That Site Plan Approval (SC 15 149133) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement and Section 37 Agreement; and,
- 5) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,
- 6) That the City's 2009 Policy requiring all High Density residential developments to achieve at least LEED Silver, be waived, subject to the implementation of the sustainability initiatives outlined in this report, to the satisfaction of the Commissioner of Development Services; and,
- 7) That the Draft Zoning By-law Amendment attached as Appendix 'B', be finalized and enacted without further notice; and,
- 8) That the Mayor and Clerk be authorized to execute a Section 37 Agreement with the owner; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**4. MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
SECOND SUITES
CHANGES TO THE PLANNING ACT (10.5)
[Presentation](#)**

The presentation by the Ministry of Municipal Affairs and Housing entitled "Second Suites - Changes to the Planning Act" was deferred to a future meeting.

ADJOURNMENT

The Development Services Committee meeting adjourned at 5:20 PM.

Alternate formats for this document are available upon request.
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