



Development Services Committee Minutes

June 20, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 11

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
Phil Alexander, Deputy Fire Chief
Sabrina Bordone, Senior Planner
Daniel Brutto, Planner
Sally Campbell, Manager, East District
Stephen Chait, Director, Culture and Economic Development
Catherine Conrad, City Solicitor
Stephen Corr, Planner II
Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban Design
Richard Kendall, Manager, Central District
Dave Miller, Manager, West District
Tom Villella, Manager, Zoning and Special Projects
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

The Committee recessed from 12:27 p.m. to 1:22 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 Deputy Fire Chief Phil Alexander presented a plaque to the following recipients:

Racheed Dyer
Akram Mussa
Abisajen Thayalan

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 7, 2016 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

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

CARRIED

**3. PRELIMINARY REPORT
APPLICATION BY TINGLAI HUANG
FOR ZONING BY-LAW AMENDMENT TO
FACILITATE SEVERANCE OF 15 OAKCREST AVENUE
TO CREATE ONE ADDITIONAL BUILDING LOT
FILE NO: ZA 16 168731 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

- 1) That the report dated June 20, 2016 titled “PRELIMINARY REPORT, application by Tinglai Huang for Zoning By-law Amendment to facilitate severance of 15 Oakcrest Avenue to create one additional building lot (File No. ZA 16 168731)”, be received; and,

- 2) That a Public Meeting be held to consider the application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. PRELIMINARY REPORT
APPLICATION BY FIRST MARKHAM PROPERTIES INC.
FOR ZONING BY-LAW AMENDMENT TO ADD A
SUPERMARKET TO THE LIST OF PERMITTED USES ON THE
PROPERTY KNOWN MUNICIPALLY AS 3265 AND 3275 HIGHWAY 7 EAST
FILE NO: ZA 16 170952 (10.5)**

[Report](#)

Staff advised that any outstanding issues will be reported at the Public Meeting.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Colin Campbell

- 1) That the report dated June 20, 2016 titled “PRELIMINARY REPORT, Application by First Markham Properties Inc. for a Zoning By-law Amendment to add a supermarket to the list of permitted uses on the property known municipally as 3265 and 3275 Highway 7 East”, be received; and,
- 2) That a Public Meeting be held to consider the application; 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 MARCH 26, 2016 TO MAY 13, 2016 (10.0)**

[Report](#)

Staff provided clarification in response to questions from the Committee. It was suggested that applications for condominium common elements be clearly identified as such.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of March 25, 2016 to May 13, 2016” and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. INFORMATION REPORT
- BILL 73, SMART GROWTH
FOR OUR COMMUNITIES ACT, 2015 AMENDMENTS TO
THE *PLANNING ACT*, R.S.O. 1990, C.P.13, AS AMENDED (10.0)
[Report](#)**

Staff responded to questions from the Committee regarding provisions relating to Minor Variances and OMB appeals.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the report entitled "INFORMATION REPORT - Bill 73, Smart Growth for Our Communities Act, 2015 - Amendments to the *Planning Act*, R.S.O. 1990, c.P.13, as amended” be received.

CARRIED

**7. PRELIMINARY REPORT
NEAMSBY INVESTMENTS INC.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
REZONING TO CREATE FUTURE DEVELOPMENT BLOCKS AND
TO PERMIT OFFICE AND RESIDENTIAL DEVELOPMENT ON THE
SOUTH SIDE OF 14TH AVENUE, BETWEEN MIDDLEFIELD ROAD
AND MARKHAM ROAD (5659 TO 5933 14TH AVENUE)
FILE NO: SU/ZA 16 130764 (10.7, 10.5)
[Report](#)**

Staff advised that a full presentation will be made at the Public Meeting.

Sam Orrico made a deputation to discuss his interest in this application and matters relating to OMB appeals.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Amanda Collucci

- 1) **That the deputation by Sam Orrico, regarding applications by Neamsby Investments Inc., 5659 to 5933 14th Avenue, be received; and,**
- 2) That the report titled “PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Draft Plan of Subdivision and Rezoning to create future development blocks and to permit office and residential development on the south side of 14th Avenue, between Middlefield Road and Markham Road (5659 to 5933 14th Avenue), File No: SU/ZA 16 130764,” be received; and,
- 3) That staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision and Rezoning applications (SU/ZA 16 130764) submitted by Neamsby Investments Inc. for 5659 to 5933 14th Avenue; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. 46 MAIN STREET NORTH
RAVINA CONDOMINIUM DEVELOPMENT (10.0)**

[Memo](#)

The Committee discussed concerns regarding the driveway width, protection of heritage buildings, accommodating construction traffic, access rights to the ravine, vehicular access during festival road closures, and issues identified by adjacent property owners. It was suggested that the traffic study from 1999 may need to be updated.

Staff advised that the property has zoning status and site plan approval through applications by the previous owner, and suggested that a meeting could be convened with the new owner and interested parties to discuss the concerns identified. The site plan agreement has not yet been executed, so there may be an opportunity to negotiate on reasonable matters. Potential solutions for access and driveway issues were discussed.

The Committee directed that this matter be presented to the Markham Sub-Committee following a meeting with the applicant and interested parties. It was also requested that the trees on the property line not be removed until matters are resolved.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Karen Rea

- 1) That the memo dated June 20, 2016 regarding 46 Main Street North – Ravina Condominium Development, be received; and,

- 2) **That staff arrange a meeting as soon as possible with the applicant, Deputy Mayor Jack Heath, Regional Councillor Nirmala Armstrong, and Councillor Karen Rea, interested parties and staff, and report to the Markham Sub-committee after the meeting is held.**

CARRIED

**9. RECOMMENDATION REPORT
SUNRISE ACQUISITIONS (HWY 7) INC.
4116-4142 HIGHWAY 7
(NORTH SIDE OF HIGHWAY 7, WEST OF SCIBERRAS ROAD)
APPLICATION FOR SITE PLAN APPROVAL FOR A
TOWNHOUSE DEVELOPMENT
FILE NO.: SC 16 176274 (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services gave a brief summary of the proposal. The Committee reviewed renderings in the staff report and requested that the roof corner design details be removed, as it is a difficult feature to maintain. It was also requested that a detailed “dark-sky” lighting plan be included in the Site Plan Agreement. Discussions included the privately-owned walkway, fencing options for the walkway, privacy issues, and the need for a sidewalk on the south side of the development.

The Committee requested that the fencing proposal be reviewed by Development Services Committee at the appropriate time.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report dated June 20, 2016, titled “RECOMMENDATION REPORT, Sunrise Acquisitions (Hwy 7) Inc., 4116-4142 Highway 7, (north side of Highway 7, west of Sciberras Road), Application for site plan approval for a townhouse development, File No.: SC 16 176274,” be received; and,
- 2) That the application be endorsed, in principle; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan “approved”) when the following condition has been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’; and,
- 4) That Council authorize servicing allocation for 35 townhouse units (100 persons); and,

- 5) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. RECOMMENDATION REPORT
OHM MARKHAM MANOR INC.
(FORMERLY DAVINDER RANDHAWA)
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN AND
ZONING BY-LAW AMENDMENTS TO PERMIT
EIGHT SINGLE-DETACHED LOTS ON THE NORTH SIDE
OF 14TH AVENUE, WEST OF MCCOWAN ROAD
5072 14TH AVENUE
FILE NOS. OP/ZA/SU 14 104926 (10.7, 10.4 & 10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services provided an overview of this proposal. The Committee discussed servicing allocation, and parking requirements with respect to restrictions on the boulevard.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “Recommendation Report, OHM Markham Manor Inc. (formerly Davinder Randhawa), Applications for Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law Amendments to permit eight single-detached lots on the north side of 14th Avenue, west of McCowan Road, 5072 14th Avenue, File Nos. OP/ZA/SU 14 104926” be received; and,
- 2) That the record of the Public Meeting held on April 21, 2015 regarding the proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments be received; and,
- 3) That draft plan of subdivision 19TM-14007 (SU 14 104926) be approved subject to the conditions of draft approval set out in Appendix ‘A’ of this report; and,
- 4) That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or his designate; and,

- 5) That the application submitted by OHM Markham Manor Inc. (formerly Davinder Randhawa) to amend the Armadale Secondary Plan, as amended, be approved and the draft Secondary Plan Amendment attached as Appendix ‘B’ be finalized and enacted without further notice; and,
- 6) That the application submitted by OHM Markham Manor Inc. (formerly Davinder Randhawa) to amend Zoning By-law 90-81, as amended, be approved and the draft by-law attached as Appendix ‘C’ be finalized and enacted without further notice; and,
- 7) That York Region be advised of servicing allocation for this development; and,
- 8) That the draft plan approval for plan of subdivision 19TM-14007 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. RECOMMENDATION REPORT
2310601 ONTARIO INC. (HILDEBRAND GARDEN)
3912 AND 3928 HIGHWAY 7
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO PERMIT A
HIGH DENSITY RESIDENTIAL DEVELOPMENT
FILE NOS. OP 13 113228, ZA13 113228 AND SU 13 113228 (10.3, 10.5 & 10.7)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced this matter. The Site Plan application will be coming forward at a later date.

The Ward Councillor advised that the residents are in support of the revised proposal, and expressed appreciation to the applicant for working with the City to resolve issues. It was requested that best efforts be made for the park to be developed concurrently with the building. Section 37 contributions were also discussed.

Moved by: Councillor Don Hamilton
Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report dated June 20, 2016 titled “RECOMMENDATION REPORT, 2310601 Ontario Inc., Applications for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a high density residential development,” be received; and,

- 2) That the record of the Public Meeting held on February 4, 2014 regarding the applications for approval of Official Plan and zoning by-law amendments and draft plan of subdivision, be received; and,
- 3) That the applications submitted by 2310601 Ontario Inc. to amend the City's Official Plan and zoning by-laws, be approved and the draft Official Plan and zoning by-law amendments attached as Appendices "A" and "B" be finalized and enacted without further notice; and,
- 4) That the draft plan of subdivision 19TM-13004 submitted by 2310601 Ontario Inc. be draft approved subject to the conditions outlined in Appendix 'C'; and,
- 5) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix 'C' as may be amended by the Director of Planning and Urban Design, following receipt of written confirmation from the Regional Municipality of York that the "pre-conditions" outlined in their letter dated March 2, 2016 have been satisfied. The Director of Planning and Urban Design will not issue draft plan approval until this written confirmation has been received; and,
- 6) That draft plan approval for plan of subdivision 19TM-13004 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. THE CADILLAC FAIRVIEW CORPORATION LTD.
(MARKVILLE MALL)
SITE PLAN APPLICATION TO PERMIT THE
RECONFIGURATION OF THE FORMER SEARS STORE
AND CONSTRUCTION OF A NEW STAND-ALONE
TWO-STOREY, BUILDING AT MARKVILLE MALL
5000 HIGHWAY 7
FILE NO. SC 16 178643 (10.6)
[Memo and Appendix A](#) [Presentation - Appendix B](#)**

Aly Hamdy, Architect from Petroff Partnership Architects, gave a presentation on the proposed revisions to Markville Mall. The applicant was also in attendance to answer questions.

The presentation discussed enhanced pedestrian movements, re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building for retail and office uses. The timeline for construction was outlined. The applicant was also in attendance to answer questions.

Mr. Hamdy explained the access configuration for Bullock Drive at Centennial Community Centre, advising that a full intersection could be considered for the future.

The Committee discussed concerns regarding snow storage locations with respect to noise issues, and the applicant agreed to work on an acceptable solution. Parking requirements, shared parking with the GO station, encouraging public transit, appropriate signage were discussed, as well as suggestions for a covered pedestrian connection, a future residential component, and a roof-top patio restaurant.

Concern was expressed for the impact of the back of the building facing Bullock Drive with respect to the need for integration with the streetscape and animation. Mayor Frank Scarpitti offered to convene meetings in the near future to work out site plan details, while the development process continues. Timing issues for construction and potential tenants, as well as Development Charge credits, were noted.

The Ward Councillor expressed appreciation to City staff for their assistance on this application. The Committee commended the applicant on the sustainability and accessibility features.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) That the presentation by Aly Hamdy, Architect with Petroff Partnership Architects, for the re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall, File No. SC 16 178643, be received; and,
- 2) **That Site Plan Approval be referred to meeting(s) convened by the Mayor's office with interested parties to consider site plan details, configuration of the site, a full intersection, and other issues identified; and,**
- 3) **That if the site plan negotiations are successful,** the application, submitted by The Cadillac Fairview Corporation Ltd. for the re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall, File No. SC 16 178643, be endorsed subject to the conditions attached as Appendix 'A' **and as amended through negotiations;** and,
- 4) **That confirmation of Development Charge credits be referred to the CAO; and,**
- 5) That final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. YORK REGION RAPID TRANSIT CORPORATION (YRRTC)
PROPOSED YORK REGION RAPID TRANSIT TERMINAL
NORTH OF HIGHWAY 7
CORNELL CENTRE
FILE NUMBER PRE 16-109259 (10.6)**
[Memo](#)

Carolyn Ryalliel, David Clark, and Mary-Frances Turner from York Region Rapid Transit Corporation (YRRTC), and Americo Gonzalez Aquino from HDR consultants, gave a presentation on the proposed YRRTC bus terminal north of Highway 7 in Cornell Centre. The presentation outlined the history of the property opportunities, architectural design principles, operations and servicing plans, design and construction schedule, and next steps.

The applicants responded to questions from the Committee regarding noise mitigation, sustainability features, bus routes, parking facilities, expediting the extension of Russell Wood Boulevard to Bur Oak Avenue, ensuring success of trees that will be planted as part of the project, providing bicycle racks, and opportunities for public art and for a coffee shop.

The Ward Councillor supported the proposal and noted the ongoing cooperation by YRRTC. It was noted that site plan approval is normally delegated to staff; however, as a significant community facility, it was being brought to the Committee for review.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the Memorandum dated June 20, 2016, entitled York Region Rapid Transit Corporation (YRRTC), Proposed York Region Rapid Transit Bus Terminal, north of Highway 7, Cornell Centre, File Number PRE 16-109259, be received; and,
- 2) That the presentation provided on behalf of York Region Rapid Transit Corporation, regarding a Proposed York Region Rapid Transit Bus Terminal, north of Highway 7, Cornell Centre, File Number PRE 16-109259, be received; and,
- 3) **That the proposed site plan application for the York Region Rapid Transit Bus Terminal, north of Highway 7, Cornell Centre, File Number PRE 16-109259, be endorsed in principle with Site Plan Approval delegated to the Director of Planning and Urban Design or his designate; and further,**
- 4) **That staff report back on expediting the extension of Russell Wood Boulevard to Bur Oak Avenue.**

CARRIED

**14. CORRADO GAZZE HOLDINGS LIMITED
OFFICIAL PLAN AMENDMENT TO PROVIDE
FOR A PROPOSED SIX STOREY 117 UNIT
CONDOMINIUM APARTMENT BUILDING
AT 9700 9TH LINE
FILE NO. OP 16 124169 (10.3)
[Presentation](#)**

Charles Sutherland and Velta Mussellam, representing the applicant, provided a presentation on this matter, and reviewed the location, area context, and the site plan for the 117 unit condominium apartment building. They advised that the owners of the adjacent church are supportive of this project. Ms. Mussellam outlined the Official Plan designation and Zoning-By-law provisions relating to density, and discussed the separation distance between the subject property and the existing residential homes on the south side of the Donald Cousens Parkway to demonstrate appropriate transition in built form.

The presenters responded to questions from the Committee regarding pedestrian access, fencing, and building height. The site plan will be coming forward at a later date.

The Ward Councillor advised that a community meeting had been held. The Committee will resolve into in-camera session to discuss this matter further.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Amanda Collucci

That the presentation by Charles Sutherland and Velta Mussellam regarding the application by Corrado Gazze Holdings Limited at 9700 9th Line, be received.

CARRIED

**15. DEPUTATIONS
WOODMILLS DEVELOPMENT INC.
NORTHWEST CORNER OF ELGIN MILLS ROAD
AND HIGHWAY 404 - CATHEDRAL SECONDARY PLAN AREA (8.0)**

Andrew Walker, Gagnon & Law Urban Planners Ltd., representing 1659139 Ontario Inc., HBNG Holborn Group, landowners adjacent to the subject property, advised that they are generally in support of the proposal, subject to conditions. Mr. Walker requested a .3m reserve along the property line adjacent to Street B to control access, and that the applicant enter into a cost-sharing agreement for street construction.

Staff responded to questions and advised that a .3 m reserve has already been provided on the Holborn side of the property line. A cost-sharing agreement with the Developers Group is usually required as a condition of the Committee of Adjustment approval.

Todd Pierce, representing Woodmills Development Inc., discussed the issues identified by Mr. Walker, advising that Street B will not be utilized by the current developer, and that there is no requirement for cost-sharing, as the applicant will not be the land developer and the condition is only appropriate at the time of site plan agreement.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) **That correspondence from Andrew Walker, Gagnon & Law Urban Planners Ltd., representing 1659139 Ontario Inc., HBNG Holborn Group, regarding Woodmills Development Inc., be received; and,**
- 2) **That the deputations by Andrew Walker, Gagnon & Law Urban Planners Ltd., representing 1659139 Ontario Inc., HBNG Holborn Group, and Todd Pierce, representing Woodmills Development Inc., be received.**

CARRIED

16. NEW BUSINESS

SIERRA HOMES, MAIN STREET MARKHAM (10.6)

Councillor Karen Rea thanked staff for their assistance at the Markham Village Festival. Staff were asked to look into site plan conditions for the Sierra Homes development on Main Street Markham, in relation to deficiencies that are impacting the building residents, such as noise mitigation measures and the water main. It was also suggested that a second access be considered to avoid the property being landlocked during the Festival and other events.

Councillor Rea was requested to provide a summary of the deficiencies, and staff were requested to confirm the requirements in the site plan agreement.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

- 1) That staff provide confirmation of any requirements in the site plan agreement for the Sierra Homes development on Main Street Markham, in response to the summary of deficiencies to be provided by Councillor Karen Rea; and,
- 2) That staff be directed to arrange a meeting with the developer and the Ward Councillor to discuss the residents concerns with the Sierra Homes development, and to consider an additional access point for the property.

CARRIED

17. IN-CAMERA MATTERS

Moved by: Councillor Alan Ho

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
- June 7, 2016 (10.0)
[Section 239 (2) (e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD AND
ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE
CORRADO GAZZE HOLDINGS LIMITED - 9700 NINTH LINE (WARD 5) (8.0)
[Section 239 (2) (e) (f)]
- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONTARIO MUNICIPAL BOARD, HS NOUVEL DEVELOPMENTS INC. - 235 & 265 HOOD ROAD (WARD 8) (8.0)
[Section 239 (2) (e)]
- (4) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONTARIO MUNICIPAL BOARD, WOODMILLS DEVELOPMENT INC. NORTHWEST CORNER OF ELGIN MILLS ROAD AND HIGHWAY 404 - CATHEDRAL SECONDARY PLAN AREA (WARD 2) (8.0)
[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Alan Ho

That the Development Services Committee rise and report from the in-camera session at 4:04 PM.

CARRIED

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

18. DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES

- June 7, 2016 (10.0)

[Section 239 (2) (e)]

Mayor Frank Scarpitti
Councillor Logan Kanapathi

That the minutes of the Development Services Committee in-camera meeting, held June 7, 2016, be confirmed.

CARRIED

19. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD AND ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE CORRADO GAZZE HOLDINGS LIMITED - 9700 NINTH LINE (WARD 5) (8.0)

[Section 239 (2) (e) (f)]

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

- 1) That the confidential report titled “RECOMMENDATION REPORT, Corrado Gazze Holdings Limited, Official Plan Amendment to provide for a proposed six-storey 117 unit condominium apartment building at 9700 9th Line, File OP 16 124169”, dated June 20, 2016, be received; and,
- 2) That the record of the Public Meeting held on April 12th, 2016 regarding the Official Plan and Zoning By-law Amendment applications submitted by Corrado Gazze Holdings Limited (OP/ZA 15 124169), be received; and,
- 3) That the Official Plan Amendment (OP 16 124169) submitted by Corrado Gazze Holdings Limited to amend the City’s in-force Official Plan (Revised 1987) as amended, and to amend the Greensborough Secondary Plan (PD 40-1) for part of the Greensborough Planning District, as amended, to permit a net site density of up to 309 units per hectare at 9700 9th Line, be approved, and the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted without further notice; and,
- 4) That the proposed modifications to the 2014 City of Markham Official Plan – Part 1 attached as Appendix ‘B’, be endorsed by Council and forwarded to the Ontario Municipal Board for approval; and,
- 5) That these recommendations be made public upon Council’s endorsement of the proposed modifications attached as Appendix ‘B’; and further,
- 6) That Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

20. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONTARIO MUNICIPAL BOARD, HS NOUVEL DEVELOPMENTS INC. - 235 & 265 HOOD ROAD (WARD 8) (8.0)
[Section 239 (2) (e)]

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

- 1) That the confidential staff report dated June 20, 2016 titled “RECOMMENDATION REPORT, Application for Zoning By-law Amendment by HS Nouvel Developments Inc. to permit a commercial development at 235 and 265 Hood Road”, be received; and,
- 2) That the record of the Public Meeting held on June 2, 2015, regarding the proposed Zoning By-law Amendment by HS Nouvel Developments Inc. to permit a commercial development at 235 and 265 Hood Road, be received; and,
- 3) That the application submitted by HS Nouvel Developments Inc. to amend Zoning By-law 108-81, as amended, be approved and the draft by-law attached as Appendix ‘A’ be finalized and enacted without further notice; and,
- 4) That the proposed modifications to the 2014 Official Plan as partially approved on October 30, 2015, and May 26, 2016 contained in Appendix ‘B’ be endorsed by Council and forwarded to the Ontario Municipal Board for approval; and,
- 5) That these recommendations be made public upon Council’s endorsement of the proposed modifications attached as Appendix ‘B’; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

21. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ONTARIO MUNICIPAL BOARD, WOODMILLS DEVELOPMENT INC. NORTHWEST CORNER OF ELGIN MILLS ROAD AND HIGHWAY 404 - CATHEDRAL SECONDARY PLAN AREA (WARD 2) (8.0)
[Section 239 (2) (e)]

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

- 1) That the confidential Staff report titled “Recommendation Report, Application for Zoning By-law Amendment by Markham Woodmills Development Inc., Northwest corner of Elgin Mills Road and Highway 404 - Cathedral Secondary Plan area, File No: ZA 15138017”, be received; and,
- 2) That the record of the Public Meeting held on April 12, 2016, regarding the application for the Zoning By-law amendment (File No. ZA 15 138017), be received; and,
- 3) That the application submitted by Markham Woodmills Development Inc. to amend Zoning By-laws 304-87 and 177-96, as amended, be approved, **subject to a Holding provision in the by-law related to a cost-sharing agreement with the Developers Group**, and the draft by-law attached as Appendix ‘A’ be finalized and enacted without further notice; and,
- 4) That the Highway 404 ramp extension not be pursued; and,
- 5) That the proposed modification to the 2014 Official plan – part 1, contained in Appendix ‘B’ be endorsed by Council and forwarded to the Ontario Municipal Board (“OMB”) for approval; and,
- 6) That these recommendations be made public upon Council’s endorsement of the proposed modification attached as Appendix ‘B’; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 4:08 PM.

Alternate formats for this document are available upon request.
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