



Development Services Committee Minutes

June 7, 2016, 9:00 AM to 11:00 AM

Council Chamber

Meeting No. 9

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Alex Chiu
Vice-Chair: Councillor Alan Ho

Transportation Issues

Chair: Regional Councillor Joe Li
Vice-Chair: Regional Councillor Nirmala Armstrong

Attendance

Mayor Frank Scarpitti
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
Ron Blake, Senior Development Manager
Ronji Borooah, City Architect
Alan Brown, Director of Engineering
Stephen Chait, Director, Culture and Economic Development
Catherine Conrad, City Solicitor
Geoff Day, Senior Planner, Zoning & Special Projects
Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Christina Kakaflikas, Manager, Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Don Taylor, Manager, Executive Operations
Andrea Wilson-Peebles, Assistant City Solicitor
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath

The Development Services Committee convened at the hour of 9:08 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair. Councillor Alex Chiu assumed the Chair for Economic Development items, Nos. 7 and 8. Regional Councillor Joe Li assumed the Chair for Transportation item No. 9.

DISCLOSURE OF PECUNIARY INTEREST – None declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- May 24, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Development Services Committee meeting held May 24, 2016, be confirmed.

CARRIED

**2. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-April 21, 2016 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 21, 2016, be received for information purposes.

CARRIED

**3. THORNHILL SUB-COMMITTEE MINUTES
(SECTION 37 - GRANDVIEW PARK)
- May 3, 2016 (10.0)**

[Minutes](#)

On May 24, 2016 Development Services Committee referred the Thornhill Sub-Committee minutes back to staff for clarification. Revised minutes were provided.

Staff responded to questions from the Committee regarding washrooms that would only be open in the summer, the inclusion of a stage, and the use of Section 37 funds. A staff report on the Grandview Park proposal and funding will be coming forward to the Committee.

Moved by: Councillor Valerie Burke

Seconded by: Regional Councillor Nirmala Armstrong

That the minutes of the Thornhill Sub-Committee (Section 37 - Grandview Park) meeting held May 3, 2016, be received.

CARRIED

**4. PRELIMINARY REPORT
MCCOWAN DEVELOPMENTS LIMITED
DRAFT PLAN OF SUBDIVISION APPLICATION
TO CREATE TWO (2) RESIDENTIAL BLOCKS AND A PUBLIC ROAD
AT 9329 & 9365 MCCOWAN ROAD AND 5286 16TH AVENUE
FILE NO: SU 16 110451 (10.7)**
[Report](#)

The Committee was advised that a community meeting has been held, and the plans have been revised. It was requested that all Council members be invited to community meetings in the future.

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “PRELIMINARY REPORT, McCowan Developments Limited, Draft Plan of Subdivision application to create two (2) residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16th Avenue, File No: SU 16 110451”, be received; and,
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision application by McCowan Developments Limited to create two (2) residential blocks and a public road at 9319 & 9385 McCowan Road and 5286 16th Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. INFORMATION REPORT
2016 SECOND QUARTER UPDATE OF THE
STREET AND PARK NAME RESERVE LIST (10.14)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

- 1) That the report titled ‘Information Report 2016 Second Quarter Update of the Street and Park Name Reserve List’, be received; and,
- 2) That Council approve the revised Street and Park Name Reserve List set out in Appendix ‘A’ attached to this report.

CARRIED

**6. APPROVAL OF THE CONTINUATION
OF THE MARKHAM DESIGNATED HERITAGE
PROPERTY GRANT PROGRAM (16.11)**

[Report](#)

Staff responded to questions from the Committee regarding the number of heritage-related grants, the number of applications received, and increasing the reserve fund. Staff explained that the reserve is maintained as a non-tax based fund, and that the \$30,000 per year is usually sufficient. If necessary, additional un-used funds can be transferred from the Commercial Façade Grant Program, at Council's discretion. Staff noted that the policy has been amended to allow Council to use its discretion to limit grant assistance when an applicant applies for eligible projects under both the Façade Grant Program and this grant program.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Valerie Burke

- 1) That the report entitled "Approval of the Continuation of the Markham Designated Heritage Property Grant Program", dated June 7, 2016, be received; and,
- 2) That the Markham Designated Heritage Property Grant Program be approved for an additional three year period (2017 to 2019) and be allocated \$90,000 in funding from the Markham Heritage Loans Reserve Fund at \$30,000 per year for a total cost of \$90,000; and,
- 3) That the surplus funds in capital account #14009 'Designated Heritage Property Grant Program' in the amount of \$14,338 will be returned to the Markham Heritage Loans Reserve Fund; and,
- 4) That the existing reserve fund "Markham Heritage Loans Reserve Fund" with a fund balance of \$260,787 (as of April 30, 2016) continue to be used as the funding source for the program; and,
- 5) That By-law 175-81, as amended, (A By-law to Establish a Heritage Fund) be amended as per Appendix "D" to this report to reduce the principal amount in the Heritage Fund; and,
- 6) That the Markham Designated Heritage Property Grant Program revised Guidelines (attached as Appendix "B" to this report) which includes an amendment to allow an increase in the maximum grant amount from \$5,000 to \$7,500 for cedar roof replacements at Markham Heritage Estates, be approved for an additional three year period (2017-2019); and,
- 7) That the criteria to qualify for a grant be amended to state that first-time applicants get priority each year and that repeat applicants will be considered only if annual funding cap is not reached by the first-time applicants; and,

- 8) That a new by-law be adopted to implement the Markham Designated Property Grant Program (2017-2019) as per Appendix “C” to this report; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. DETAILS OF 2016 BUSINESS MISSION
TO INDIA EXPENSES (10.16)**

[Memo](#)

On May 9th, 2016 Development Services Committee requested additional information regarding the expenses incurred for the India trip.

Staff responded to questions from the Committee regarding the number of delegates, the City's portion of the costs, tendering the travel arrangements, the rationale for hotel selection and costs, HST rebates, and communications during the mission. The cost to the City was approximately \$50,000 from the overall cost of \$92,955.00. Discussions included Markham's international reputation, opportunities arising from the Business Missions, and the work involved in planning the Missions.

Moved by: Regional Councillor Nirmala Armstrong
Seconded by: Mayor Frank Scarpitti

That the memorandum dated May 26, 2016 entitled "Details of 2016 Business Mission to India Expenses" be received.

CARRIED

8. DELEGATION TO NORDLINGEN, GERMANY (10.16)

[Report](#)

The Committee discussed the delegate selection process, and communications with Council members regarding opportunities to participate. It was clarified that the proposed funding will be for one of the Councillors attending, and the second Councillor will be self-funded as the Nordlingen portion will be a part of personal travel plans. Both Councillors attending have a tie to this event through the German heritage of their constituents.

It was noted that this is the 15th Anniversary of the Alliance Agreement to formalize cultural and heritage ties between the Cities of Markham and Nordlingen.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Amanda Collucci

- 1) That the report titled “Delegation to Nordlingen, Germany” be received; and,
- 2) That the City authorize Councillor Burke, and Councillor Rea to travel to Nordlingen, Germany, to officially represent the City at celebration events related to Nordlingen’s traditional Historic Wall Festival, and the 15th Anniversary of the Alliance Agreement to formalize cultural and heritage ties between the Cities of Markham and Nordlingen; and,
- 3) That Council approve an expenditure of \$2,200.00, to be funded from the Culture & Economic Development Department’s Business Travel Account #6109985201, to cover the costs to be incurred for one Councillor; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. EATON SQUARE SUBDIVISION
- EXTERNAL SERVICING AGREEMENT (5.5)
[Report](#)**

Alan Brown, Director of Engineering, provided an outline of the servicing agreement.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report titled “Eaton Square Subdivision - External Servicing Agreement”, be received; and,
- 2) That Council authorize the Mayor and Clerk to execute an External Servicing Agreement with the EP Victoria Manors Ltd in a form satisfactory to the City Solicitor and the Director of Engineering for the extension of the external sanitary sewer to the Eaton Square subdivision; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. 1297482 ONTARIO LIMITED (ALAWN LAI)
7713 KENNEDY ROAD
APPLICATION FOR SITE PLAN APPROVAL
FOR A FIFTEEN-UNIT APARTMENT BUILDING
FILE NO. SC 13 129400 (10.6)
[Presentation](#) [Memo](#)**

Jim Baird, Commissioner of Development Services provided an overview of this application, reviewing that the Committee had deferred this matter previously to allow for a community meeting and revisions to the plans.

Councillor Alex Chiu reported on the community meeting held, and advised that the residents are in general support of the revised application.

Jim Kotsopoulos, JKO Planning Services Inc., gave a presentation on the revised proposal and elevations. The applicant, Alawn Lai, was also in attendance and responded to questions regarding the exterior materials. The Committee directed staff to include provisions in the agreement to ensure the garage door is kept closed, if possible.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the memorandum dated June 7, 2016 entitled "1297482 Ontario Limited (Alawn Lai), 7713 Kennedy Road, Application for Site Plan Approval for a fifteen-unit apartment building" be received; and,
- 2) That the report dated March 7, 2016 titled "RECOMMENDATION REPORT, 1297482 Ontario Ltd., 7713 Kennedy Road, Application for Site Plan Approval for a four-storey, fifteen-unit apartment building, File No. SC 13 129400" be received; and,
- 3) That the application be endorsed, in principle, **as revised and presented to Development Services Committee on June 7, 2016**; and,
- 4) That final 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 conditions have 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'.
 - The Owner has provided the City (Director of Planning and Urban Design) with clearance letters from the Armadale Developers Group, the trustees for Concanmar and Cedarland, and the trustees for T.S.L Investments confirming that the required recoveries for municipal infrastructure have been paid.
 - The Owner has obtained a minor variance for the rear yard setback; and,

- 5) That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law; and,
- 6) That Council authorize servicing allocation for 15 apartment units (34.1 persons); and,
- 7) 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,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

11. NEW BUSINESS
TRAFFIC LIGHTS AT HIGHWAY 7 AND 9TH LINE (5.12)

The Committee requested an update on the petition submitted requesting signalization near the intersection of Highway 7 and Ninth Line, in Ward 4. The CAO will follow up on this matter and send an e-mail to members of Council.

12. NEW BUSINESS
FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE (11.12)

Regional Councillor Nirmala Armstrong reported on her attendance at the FCM conference.

13. NEW BUSINESS
WASHROOM AT FAIRTREE CRICKET FIELD (6.0)

The Committee requested an update on this matter. The Commissioner will follow up with an e-mail to Councillors.

14. IN-CAMERA MATTERS

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Jim Jones

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
- March 7, 2016 and May 24, 2016 (10.0)
[Section 239 (2) (e) (e) (f)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - COMMITTEE OF ADJUSTMENT APPEAL, 2403502 ONTARIO INC. (WARD 2)
[Section 239 (2) (e)]
- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - HOLD REMOVAL APPLICATION AND APPEAL, 2403502 ONTARIO INC. (WARD 2)
[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 11:48 AM.

CARRIED

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

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES
- March 7, 2016 and May 24, 2016 (10.0)
[Section 239 (2) (e) (e) (f)]

Development Services confirmed the March 7 and May 24, 2016 in-camera minutes.

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - COMMITTEE OF ADJUSTMENT APPEAL, 2403502 ONTARIO INC. (WARD 2)
[Section 239 (2) (e)]

This item was referred back to staff.

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - HOLD REMOVAL APPLICATION AND APPEAL, 2403502 ONTARIO INC. (WARD 2)
[Section 239 (2) (e)]

This item was forwarded to Council on June 14, 2016.

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:48 AM.

Alternate formats for this document are available upon request.
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