



Development Services Committee Minutes

MAY 9, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 7

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

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

Regrets:

Mayor Frank Scarpitti

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Alan Brown, Director of Engineering
Sally Campbell, Manager, East District
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Stephen Corr, Planner II
Regan Hutcheson, Manager, Heritage Planning Development
Moe Hosseini-Ara, Director of Culture
Anna Henriques, Senior Planner, Zoning and Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Fion Ho, Transportation Demand Management Coordinator
Tom Villella, Manager, Zoning and Special Projects
Mark Visser, Senior Manager Financial Strategy & Investment
Marg Wouters, Senior Manager, Policy & Research
Laura Gold, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:03 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Joe Li assumed the Chair for Transportation item No. 16.

Disclosure of Pecuniary Interest - None.

1. DEVELOPMENT SERVICES COMMITTEE MINUTES

- April 25, 2016 (10.0)

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

That the minutes of the Development Services Committee meeting held April 25, 2016, be confirmed.

CARRIED

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- April 26, 2016 (10.0)

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

That the minutes of the Development Services Public Meeting held April 26, 2016, be confirmed.

CARRIED

**3. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES**

-March 24, 2016 (16.34)

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held March 24, 2016, be received for information purposes.

CARRIED

**4. AGRICULTURAL ADVISORY
COMMITTEE MINUTES**

- March 3, 2016 (16.34)

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

That the minutes of the Agricultural Advisory Committee meeting held March 3, 2016, be received for information purposes.

CARRIED

**5. PRELIMINARY REPORT
KIMBERVILLE 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](#)

Moved by Councillor Alex Chiu

Seconded by Deputy Mayor Jack Heath

- 1) That the report entitled “PRELIMINARY REPORT, Kimberville 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 and east of Cornell Centre Boulevard, Files OP 15 028274, ZA 15 028274 & SU 15 028274 ”, be received; and,
- 2) That Staff be authorized to hold a Public Meeting to consider the proposed applications by Kimberville Capital Inc. for an Official Plan amendment, Zoning By-law amendment and Redline Revision to a Draft Approved Plan of Subdivision; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. ADDITION OF A PROPERTY
TO THE MARKHAM REGISTER OF
PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST
9048 YORK DURHAM LINE (16.11.3)**

[Report](#)

A Committee Member asked who the current owner of 9048 York Durham Line is. Jim Baird, Commissioner of Development Services, advised that 9048 York Durham Line is currently owned by Infrastructure Ontario.

It was requested that a memorandum be prepared providing a list and map of heritage properties located in the future Rouge National Urban Park including their ownership and heritage status. It was requested that the memorandum be brought back to the Development Services Committee prior to the summer break, if feasible.

Moved by Deputy Mayor Jack Heath

Seconded by Regional Councillor Joe Li

- 1) That the report entitled “Addition of a Property to the Markham Register of Property of Cultural Heritage Value or Interest, 9048 York-Durham Line ”, dated May 9, 2016, be received; and,
- 2) That Council endorse the inclusion of the property at 9048 York-Durham Line (which has been reviewed by Heritage Markham, the City’s municipal heritage committee) on the Markham Register of Property of Cultural Heritage Value or Interest; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. DESIGNATED HERITAGE PROPERTY
GRANT APPLICATIONS - 2016 (16.11)**

[Report](#)

A Committee Member asked who currently owns 7050 York Durham Line and suggested that the property owner may need a grant greater than \$5K to restore the property. Regan Hutcheson, Manager of Heritage Planning, advised that the Mennonite Church is the current owner of the property and that \$5K is the maximum heritage grant provided under City’s grant program. The grant is for the replication of the wooden windows and exterior doors.

Moved Regional Deputy Mayor Jack Heath
Seconded by Regional Councillor Joe Li

- 1) That the report entitled “Designated Heritage Property Grant Applications -2016” dated May 9, 2016, be received; and,
- 2) That Designated Heritage Property Grants for 2016 be approved in the amounts noted for the following properties, totaling \$21,792.96, provided that the applicants comply with eligibility requirements of the program;
 1. 6 David Gohn Circle Markham Heritage Estates-\$3,169.55 for the replication of wooden shutters and painting of exterior woodwork;
 2. 7050 York Durham Line, Markham-\$5,000.00 for the replication of the wooden windows and exterior doors;
 3. 10 Centre Street, Markham Village-\$5,000.00 for the replication of the historic wooden windows on the second storey portion of the heritage building in residential use;
 4. 26 John Street, Thornhill-\$3,623.41 for the replication of the historic wooden windows on the second storey;
 5. 131 Main Street Unionville-\$5,000.00 for the repair and water-proofing of the southern stone foundation wall; and,
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-16003 (\$30,000.00 available for 2016); and,
- 4) That any grant monies allocated to the 2016 Program that are not utilized be returned to the Heritage Loan Fund Reserve as per Council policy (87-2800-125); and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. COMMERCIAL FAÇADE IMPROVEMENT
GRANT PROGRAM FOR 2016 (16.11)**

[Report](#)

Moved by Councillor Alex Chiu
Seconded by Deputy Mayor Jack Heath

- 1) That the report entitled “Commercial Façade Improvement Grant Program for 2016”, dated May 9, 2016, be received; and,
- 2) That the identified applications for the Commercial Façade Improvement Grant Program be approved, provided that the applicants comply with the eligibility requirements of the program; and,

- 3) That 10 Centre Street Markham Village receive up to \$12,500.00 of grant assistance from the Commercial Façade Improvement Grant Program; and,
- 4) That 79 Main Street North Markham Village receive up to \$12,500.00 of grant assistance from the Commercial Façade Improvement Grant Program; and,
- 5) That Council authorizes the Mayor and Clerk to enter into a Façade Easement Agreements with the owners of 10 Centre Street and 79 Main Street North for any grant amount exceeding \$5,000.00 (required for grant assistance over \$5,000.00); and,
- 6) That the grants be funded from the Heritage Façade Improvement Program Account 620-101-5699-16006 which has a budget of \$25,000.00 for the year 2016; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. MEMORANDUM
REVOCATION OF MINISTER'S ZONING ORDER (MZO)
ONTARIO REGULATION 104/72 (AIRPORT FREEZE)
ON LANDS GENERALLY LOCATED WEST OF HIGHWAY 48
SOUTH OF 19TH AVENUE, EAST OF KENNEDY ROAD
AND NORTH OF MAJOR MACKENZIE DRIVE
ZA 12 126313 (10.5)**

[Report](#)

The Committee inquired if the revocation of the freeze on the lands south of 19th Avenue, east of Kennedy Road, will affect the proposed Pickering Airport or the Markham Airport. It also inquired if the Markham Airport was consulted on the matter and how much land will be opening up from the freeze being revoked.

Jim Baird, Commissioner of Development Services, provided an overview of why the freeze on the lands is being revoked, explaining that the action will have no direct impact on the future Pickering Airport or on the Markham Airport. In the future, if the land is opened up for development there could be some zoning restriction due to the airports. Furthermore, the land could only be developed for usages permitted under both the Region's and the City's official plans. The land is about 4,000 acres in size, of which 1,000 acres is located within the future urban area. The notice regarding the revocation of the freeze on the lands would have been provided by the Province.

Moved by Councillor Karen Rea

Seconded by Councillor Don Hamilton

- 1) That the memorandum entitled, “MEMORANDUM: Revocation of Minister’s Zoning Order (MZO), Ontario Regulation 104/72 (Airport Freeze), on lands generally located west of Highway 48, south of 19th Avenue, east of Kennedy Road and north of Major Mackenzie Drive” be received.

CARRIED

**10. PRELIMINARY REPORT
4031 16TH AVENUE (UNIONVILLE) INC.
(LIVANTE DEVELOPMENTS)
4031 16TH AVENUE
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION TO
PERMIT A RESIDENTIAL DEVELOPMENT
FILE NOS. OP/ZA/SU 16 133028 (10.3, 10.5 & 10.7)
[Report](#)**

The Committee requested that the public meeting on the subject applications be held a minimum of one week after the report is brought forward to the Development Services Committee to provide residents with adequate time to prepare for the meeting.

Moved by Councillor Don Hamilton

Seconded by Deputy Mayor Heath

- 1) That the letter from Paul Tsang and Rebecca Kwok dated April 25, 2016, be received.
- 2) That the staff report dated May 9, 2016, titled “PRELIMINARY REPORT, 4031 16th Avenue (Unionville) Inc. (Livante developments), 4031 16th Avenue, Applications for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a residential development, File Nos. OP/ZA/SU 16 133028,” be received; and,
- 3) That staff be directed to continue discussions with the applicant and the TRCA to address the issues outlined in the staff report; and,
- 4) That staff be authorized to schedule a Public Meeting to consider the subject applications following the discussions with the applicant and the TRCA and following receipt of confirmation from the applicant of the plan they intend to present at the public meeting; and,

- 5) **That the public meeting on the subject applications be held a least one week after the report on the matter is brought back to the Development Services Committee meeting; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Moved Deputy Mayor Jack Heath

Seconded by Regional Nirmala Armstrong

That the Committee approve the following changes to the agenda:

- That item No. 16 be dealt with after item No. 10.; and,
- That item No. 11 be dealt with after item No. 15.

CARRIED

**11. YORK REGION GROWTH SCENARIOS TO 2041
– REPORT ON PUBLIC CONSULTATION (10.0)**
[Report](#)

This agenda item was dealt with after item 15.

Andy Taylor, Chief Administrative Officer, requested on behalf of the Mayor, that the item “York Region Growth Scenarios to 2041 – Report on Public Consultation” be deferred due to a significant Provincial announcement being made tomorrow on growth.

It was suggested that a Special Development Services Committee Meeting be held after next week’s General Committee meeting to discuss the item. Staff agreed to have a special meeting next week if required, but suggested that the Provincial announcement could change both the Region’s and the City’s timelines on the project.

Moved by Councillor Valerie Burke

Seconded by Councillor Karen Rea

- 1) **That the report entitled “York Region Growth Scenarios to 2041 – Report on Public Consultation” dated May 9, 2016 be deferred.**

CARRIED

**12. REVISION TO THE GUIDELINES FOR THE
IMPLEMENTATION OF SECTION 37 BENEFITS (10.0)**

[Report](#)

Biju Karumanchery, Director of Planning and Urban Design explained that the Guidelines for Implementation of Section 37 Benefits is being amended to permit staff to legally collect Section 37 contributions for public art for developments under four stories in height.

Councillor Karen Rea requested a meeting with staff to get more information on the change.

Moved by Regional Councillor Nirmala Armstrong

Seconded by Councillor Alan Ho

**

- 1) That the report entitled “Revision to the Guidelines for the Implementation of Section 37 Benefits” be received; and,
- 2) That the Guidelines for the Implementation of Section 37 Benefits be amended to allow for the collection of Section 37 contributions through the approval of developments under four storeys in height, for the sole purpose of funding public art; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on May 17 to refer this matter.

“That the recommendation titled “Revision to the Guidelines for the Implementation of Section 37 Benefits” be referred back to the May 24, 2016 Development Services Committee meeting for further information and discussion.”

**13. RECOMMENDATION REPORT
189 BULLOCK LIMITED PARTNERSHIP
ZONING BY-LAW AMENDMENT TO
PERMIT RETAIL STORES, RESTAURANTS AND
A COMMERCIAL SELF STORAGE WAREHOUSE FACILITY
AT 189 BULLOCK DRIVE
FILE ZA 14-135226 (10.5)**

[Report](#)

The Committee discussed deferring the item to the next Development Services Committee meeting due to concerns with parking, traffic congestion, and the number of proposed restaurant units. After some discussion, Committee decided that the applicant adequately addressed these same concerns from the Statutory Public Meeting by reducing the number of proposed restaurant units by adding retail units.

A Committee Member suggested that commercial self storage was not an appropriate property usage for the location and suggested that the parking standards should be based on the capacity of a unit rather than on the square footage.

The Applicant provided a deputation suggesting that the Development Services Committee approve the zoning by-law and that any design concerns be addressed with City through the Site Plan approval process. She noted that a traffic study was conducted by Cole Engineering to determine how much parking will be required for the development. A picture of the proposed plans for the property was displayed to the Committee.

Committee endorsed approval of a Zoning By-law which included minor revisions based on feedback from Loblaw Properties Limited, an adjacent property owner. The changes included the following, which were also acceptable to the applicant Joanne Barnett of 189 Bullock Partnership Limited:

- a) Maximum combined Gross Floor Area of all Retail stores **and Restaurants** – 2600 m².
- b) Maximum combined Total Leasable Floor Area of all Retail Stores and Restaurants, where Restaurants occupy any portion of the premises – 2096 m²**
- c) Maximum combined Total Leasable Floor Area of all Restaurants – 1048 m²**

Committee also requested that the Site Plan be brought back to Development Services Committee, and that the applicant work with interested Members of Council.

Moved by Deputy Mayor Heath
Seconded by Councillor Karen Rea

- 1) That the report titled “Recommendation Report, 189 Bullock Limited Partnership, Zoning By-law Amendment to permit retail stores, restaurants and a commercial self storage warehouse facility at 189 Bullock Drive, File ZA 14-135226; dated May 9, 2016, be received; and,
- 2) **That the letter dated May 6, 2016 from Harry Froussios, Senior Associate, Zelinka Priamo LTD be received; and,**
- 3) That the record of the Public Meeting held on April 21, 2015, regarding the application for approval of the Zoning By-law Amendment to permit retail stores, restaurants and a commercial self storage warehouse facility at 189 Bullock Drive, be received; and,
- 4) That the Zoning By-law Amendment application submitted by 189 Bullock Limited Partnership, to permit retail stores, restaurants and a commercial self storage warehouse facility at 189 Bullock Drive, be approved and that **a revised draft by-law, that includes additional provisions requested by Harry Froussios of Zelinka Priamo Ltd. in the letter dated May 6, 2016,** be finalized and enacted without further notice; and,

- 5) That the site plan for 189 Bullock Drive be brought back to a future DCS for its approval; and,
- 6) That the applicant work with Councillor Karen Rea, Councillor Don Hamilton, and the Deputy Mayor on the Site Plan; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**14. INFORMATION REPORT
NEW COMPREHENSIVE ZONING BY-LAW PROJECT
– OPTIONS FOR UPDATING DEVELOPMENT SERVICES COMMITTEE
AND OBTAINING THEIR FEEDBACK DURING PHASE 3A
(REVIEW OF POTENTIAL NEW ZONING AND LICENSING
REGULATIONS FOR ROOMING HOUSES, SECOND SUITES
& SHORT-TERM RENTAL ACCOMMODATIONS)
PR 13 128340 (10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services advised that Council has asked staff to address rooming houses, second suites, and short-term rental accommodations.

A brief background on the matter was provided. The last major review of second suites was done in 2009. At this time, Council decided not to permit second suites in Markham. Currently, there is a need for the City to have consistent regulations on these matters, for example, in most of Markham rooming houses are not permitted, but in some of the older areas it is permitted.

The Committee discussed whether regulations for rooming houses, second suites, and short-term rental accommodations should be dealt with at the Development Services Committee or at a Sub-Committee to be established. After some discussion, the Committee agreed to establish a Sub-Committee to address the matter. The Sub-Committee should continue to meet over the summer so that an update can be provided in the early fall. The composition of the Sub-Committee was deferred to Council.

Councillor Logan Kanapathi requested a list of grandfathered second suites that exist in Markham. He also suggested that the fee to apply for a zoning amendment and minor variance to have a second suite in Markham be reduced if second suites remain unpermitted.

A Committee Member asked if a building permit is required to add a second entrance to a basement, or to build a deck. Staff advised that a building permit is required for any structural change to a property, including adding a second entrance to a basement, or to build a deck. Residents applying for a building permit to add a second entrance to a basement will be asked why they are adding the entrance prior to the permit being issued. A second entrance to a basement is not required for a dwelling to have separate living quarters.

Alena Gotz, Aileen Willowbrook Ratepayer Association made a deputation on second suites. She asked about the history of second suites in Markham and why the issue is resurfacing. She also asked if the City must comply with the Provincial directive to support second suites. Councillor Valerie Burke and Regional Councillor Armstrong will meet with Alena Gotz to discuss the matter.

Moved by Deputy Mayor Heath

Seconded by Councillor Logan Kanapathi

- 1) That the memo entitled, “REPORT: New Comprehensive Zoning By-law Project – Options for updating Development Services Committee (DSC) and obtaining their feedback during Phase 3a (Review of potential new zoning and licensing regulations for rooming houses, second suites & short-term rental accommodations) be received; and,
- 2)** **That a Sub-Committee be established and that it report back at a Development Services Committee meeting every 6 weeks when possible; and further,**
- 3)** That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on May 17 to delete Clauses 2 and 3, and to direct staff as follows:

“Council directed that Staff schedule Special Development Services Committee meetings to consider the New Comprehensive Zoning By-law Project with respect to rooming houses, second suites & short-term rental accommodations.”

15. GLYNNWOOD TRIBUTARY CLASS ENVIRONMENTAL ASSESSMENT (EA) STUDY (5.7)

[Report](#)

Alan Brown, Director of Engineering, provided an overview of why a new relief storm sewer from the Thornhill Community Centre to Glynnwood Pond is required to avoid flooding in the area.

The Committee asked if the relief sewer is included under the West Thornhill Stormwater Flood Control Implementation Strategy. Staff advised that they are investigating the possibility of adding the relief sewer to the program, but it is not currently included under the program.

Councillor Burke asked to meet with staff to discuss ways to improve the water quality of Glynnwood Pond. Staff advised that the pond was recently acquired by the City of Markham, which allows the City to do more sediment clean-up at the pond, but there are limitations to what the City can do to improve the water quality downstream of the pond.

A Committee Member suggested that permeable pavement be used in the Thornhill Community Centre parking area to reduce storm runoff.

Moved by Councillor Valerie Burke

Seconded by Councillor Alan Ho

- 1) That the report entitled “Glynnwood Tributary - Class Environmental Assessment (EA) Study”, be received; and,
- 2) That the preferred alternative for a relief storm sewer from the Thornhill Community Centre to the Glynnwood pond, to alleviate flooding in the area as outlined in this report be endorsed; and,
- 3) That staff be authorized to file the Environmental Study Report in accordance with the Class Environmental Assessment Act; and,
- 4) That subject to Class EA approval, staff be authorized to proceed with Phase 1 - detailed design of the new storm sewer west of Bayview Ave to relieve flooding in the Glynnwood property; and,
- 5) That staff be directed to report back to Council on property acquisition, funding and negotiations with Glynnwood Retirement Residence and Shouldice Hospital for the acquisition of certain lands / easement and construction required for the new storm sewer; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. SMART COMMUTE - MARKHAM, RICHMOND HILL
2016 BUSINESS PLAN (5.10)**

[Presentation](#)

This item was dealt with after item 10.

Flo McLellan, Program Director, Smart Commute Markham, Richmond Hill Transportation Management Association (TMA) was in attendance to provide a presentation on the matter.

Moved by Regional Councillor Armstrong

Seconded by Councillor Alan Ho

- 1) That the presentation provided by Flo McLellan, Program Director, Smart Commute – Markham, Richmond Hill Transportation Management Association (TMA) entitled “Smart Commute – Markham, Richmond Hill 2016 Business Plan”, at the May 9 , 2016 Development Services Committee, be received; and,

- 2) That staff be authorized to issue a purchase **order** to Smart Commute – Markham, Richmond Hill in the amount of \$75,000; and,
- 3) That the Regional Municipality of York, the Town of Richmond Hill and Smart Commute – Markham, Richmond Hill be advised accordingly; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. NEW BUSINESS
INDIA TRIP (10.16)**

Councillor Karen Rea asked that the itemized budget for the India trip be added to the next Development Services Committee agenda and suggested that the City be prudent with respect hotel costs on business development missions.

**18. NEW BUSINESS
PARKING STANDARDS (10.5)**

Councillor Karen Rea asked that the parking standards be reviewed as part of the comprehensive zoning by-law review, suggesting that the capacity of the building or unit be considered when determining the parking standards for a development.

**19. NEW BUSINESS
PROPOSED RAVINA CONDOMINIUM COMPLEX (10.6)**

Councillor Karen Rea expressed her concerns regarding the proposed Ravina Condominium development to be located at 46 Main Street Markham. Some of the concerns included: 1) that the Site Plan was approved in 1999; 2) that the driveway will not be wide enough for vehicular traffic; 3) that there is no place for the construction workers to park; and 4) the location of the street light in relation to the driveway.

Jim Baird, Commissioner of Development Services suggested that the Ward Councillor and staff meet with the property owner to discuss some of the issues, as the site plan has already been approved.

Staff were requested to prepare a memorandum with the background of the Ravina Condominium Development and report back at a future Development Services Committee meeting.

**20. NEW BUSINESS
81 BARRINGTON CRESCENT (10.12)**

Councillor Alex Chiu inquired why the property owner of 81 Barrington Crescent was permitted to submit an application to the Committee of Adjustment for a minor variance to permit a second dwelling unit, as the owner has been charged with using the house as a rooming and boarding house.

Catherine Conrad, City Solicitor suggested that a trial judge will sometimes delay a case to provide the property owner with the opportunity to legalize the illegal activity, noting she was not aware if any charges had been laid in this matter.

The Committee requested that the Committee of Adjustment Agendas be circulated to Councillors on a go forward basis.

**21. NEW BUSINESS
ELECTRIC SIGN STRATEGY (2.16)**

Councillor Burke inquired when staff will report back on the strategy for electric signs, as electric signs are being installed all over the City. Jim Baird, Commissioner of Development Services advised that a consultant has been hired to undertake the study. Public consultation on the matter will commence in September 2016.

Staff were asked to investigate the possibility of removing the electric sign on the Markham side of Yonge street, as it is not in character with Markham's vision for Yonge Street. Concern was expressed in regards to the light pollution these signs were creating.

**22. NEW BUSINESS
COUNCILLOR'S NEWSLETTER (12.2.6)**

Regional Councillor Nirmala Armstrong advised that that there was information in a Councillor's newsletter that she was not in agreement with.

**23. NEW BUSINESS
FORT MCMURRAY (12.2.6)**

Deputy Mayor Jack Heath requested that staff provide ideas with respect to how Markham can assist Fort McMurray at Monday's General Committee.

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:54 AM.

Alternate formats for this document are available upon request.