



Development Services Committee Minutes

April 25, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 6

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
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
Alan Brown, Director of Engineering
Alain Cachola, Sr. Manager, Infrastructure & Capital Projects
Sally Campbell, Manager, East District
Catherine Conrad, City Solicitor
Marija Ilic, Senior Manager, Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Alice Lam, Manager, Infrastructure & Capital Projects
Brian Lee, Deputy Director of Engineering
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:02 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Joe Li assumed the Chair for Transportation items, Nos. 9, 10, 11.

The Committee recessed from 12:35 p.m. to 1:25 p.m.

Students from Roy Crosby School sat in on the meeting and were welcomed by the Committee.

DISCLOSURE OF PECUNIARY INTEREST

Regional Councillor Nirmala Armstrong disclosed an interest with respect to Item # 8, CIM Global Development LP, by nature of having a business in close proximity to the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Robert Hincks, Supervisor, Operations, Parks, Operations, 30 years
Warren Watson, Special Project Coordinator, Recreation Services, 30 years
Judie Ellsmere-Poole, Customer Service Representative, Recreation Services, 25 years
Terry Fowler, Parks Labourer/Driver, Operations, 25 years
Andrea Beneteau, Captain, Fire & Emergency Services, 20 years
Nick Katsoulis, Captain, Fire & Emergency Services, 20 years
Jason Best, Captain, Fire & Emergency Services, 20 years
Donald Maich, Captain, Fire & Emergency Services, 20 years
James Pink, 1st Class Firefighter, Fire & Emergency Services, 20 years
Christopher Lane, 1st Class Firefighter, Fire & Emergency Services, 20 years
Janice Carroll, Community Manager West, Recreation Services, 20 years
Robert Tadmire, Coordinator, Geomatics/GIS Advocate, Planning & Urban Design, 20 years
Miranda Miluzzi, Manager, Tax & Cash Management, Financial Services, 15 years
Robert West, 1st Class Firefighter, Fire & Emergency Services, 15 years
Keith Woodcock, 1st Class Firefighter, Fire & Emergency Services, 10 years
Karen Harvey, 1st Class Firefighter, Fire & Emergency Services, 10 years
Bradley Lamport, 1st Class Firefighter, Fire & Emergency Services, 10 years
Victor Chen, 1st Class Firefighter, Fire & Emergency Services, 10 years
Timothy Johnson, 1st Class Firefighter, Fire & Emergency Services, 10 years
Martin Matthiessen, 1st Class Firefighter, Fire & Emergency Services, 10 years
Adam Grant, Chief Fire Prevention Officer, Fire & Emergency Services, 10 years
Jason Scovell, Senior Fire Prevention Officer, Fire & Emergency Services, 10 years
Bradley Roberts, Supervisor, Building Standards, 10 years
Huyen Hare, Senior Business Development Officer, Economic Development, 10 years
Lauren MacDonald, Alarm Room Operator, Fire & Emergency Services, 5 years
Yurong Duan, IMS Analyst, Environmental Services, 5 years
Cris Edward Guinto Migue, Working Supervisor, Recreation Services, 5 years
Edmond Mo, Administrative Services Clerk, Legislative Services, 5 years
Trimbee Simon, Arborist, Operations, 5 years

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- April 11, 2016 (10.0)**

[Minutes](#)

The Committee noted that item # 13 requesting wraps on utility boxes, includes Powerstream and Bell, as well as Rogers.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Development Services Committee meeting held April 11, 2016, be confirmed, as amended.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- April 12, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Development Services Public Meeting held April 12, 2016, be confirmed.

CARRIED

**4. HERITAGE MARKHAM COMMITTEE MINUTES
- April 13, 2016 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Heritage Markham Committee meeting held April 13, 2016, be received for information purposes.

CARRIED

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

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report titled ‘Information Report 2016 First 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. REPORT ON INCOMING PLANNING
APPLICATIONS FOR THE PERIOD OF
JANUARY 1, 2016 TO MARCH 25, 2016 (10.0)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of January 1, 2016 to March 25, 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

**7. RECOMMENDATION REPORT
YANLI ZHANG, ZONING BY-LAW AMENDMENT
TO PERMIT THE DEVELOPMENT OF
TWO (2) SINGLE DETACHED DWELLINGS AT
344 STEELES AVENUE EAST
FILE NO. ZA 14 117680 (10.5)**
[Report](#)

Jim Baird, Commissioner of Development Services introduced this matter to facilitate a lot severance fronting onto Steeles Avenue. The Committee noted a correction to the address in Clause 2.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the report titled “Recommendation Report, Yanli Zhang, Zoning By-law Amendment to permit the development of two (2) single detached dwellings at 344 Steeles Avenue East, File No. ZA 14 117680” dated April 25, 2016, be received; and,
- 2) That the application submitted by Yanli Zhang, to amend Zoning By-law 1767, as amended, to permit two (2) single detached dwellings at **344 Steeles Avenue East** be approved; and,
- 3) That the proposed amendment to Zoning By-law 1767, as amended, attached as Appendix ‘A’, be finalized and forwarded to Council for approval and enacted without further notice; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. RECOMMENDATION REPORT
CIM GLOBAL DEVELOPMENT LP
DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT
APPLICATIONS TO ALLOW TOWNHOUSE DEVELOPMENT
AND FUTURE COMMERCIAL DEVELOPMENT
AT 9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE
AND THE ABUTTING PROPERTY TO THE EAST
FILE NOS: SU/ZA 14 130863 (10.7, 10.5)
[Report](#)**

Regional Councillor Nirmala Armstrong disclosed an interest with respect to Item # 8, CIM Global Development LP, by nature of having a business in close proximity to the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Jim Baird, Commissioner of Development Services explained the proposal by CIM Global Developments LP.

David Johnston, architect for the applicant, gave a presentation to provide details of the proposal, displaying site plans and elevations. The Committee reviewed the parking areas, the road network, two access points, the price range and condo fees, the heritage house, the greenway space, and area parklands. It was suggested that more amenity space be provided by consolidating the mailboxes into one area, and that the open space area be relocated away from the visitor parking area, for safety. Discussions included the treatment of the watercourse, with TRCA approval. The Traffic Study has been submitted and reviewed.

Site Plan approval was previously delegated to staff. Deputy Mayor Jack Heath requested more information about the environmental issues, landscaping, a connected walkway to the adjacent development, and access to the open area at the north-west corner and to the watercourse. Staff will meet with the Deputy Mayor on site.

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Alex Chiu

- 1) That the staff report titled “RECOMMENDATION REPORT, CIM Global Development LP, Draft Plan of Subdivision and Zoning By-law Amendment applications to allow townhouse development and future commercial development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, File Nos: SU/ZA 14 130863”, be received; and,
- 2) That the record of the Public Meeting held on April 21st, 2015 relating to the applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by CIM Global Development LP for 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, be received; and,
- 3) That the Zoning By-law Amendment application (ZA 14 130863) submitted by CIM Global Development LP to amend Zoning By-law 177-96, as amended, be approved and that the draft By-law attached as Appendix ‘A’ be finalized and enacted without further notice; and,
- 4) That Draft Plan of Subdivision 19TM- 14014 (SU 14 130863) be approved subject to the conditions of draft approval set out in Appendix ‘B’ of this report; and,
- 5) That Council grant servicing allocation for 195 townhouse units; and,
- 6) That the draft plan approval for plan of subdivision 19TM-14014 will lapse after a period of three (3) years commencing on the date of issuance of draft plan approval, 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

**9. 407 TRANSITWAY (KENNEDY ROAD TO BROCK ROAD)
TRANSIT PROJECT ASSESSMENT PROCESS (5.10)**
[Presentation Report](#)

Graham DeRose of the Ministry of Transportation and his team, and Khaled El-Dalati, Vice President, Parsons gave a presentation on this matter. The presentation gave an outline of the description and objections of the 407 Transitway; project schedule; consultation program; forecasted ridership; evaluation of alternatives and the preferred alternative; station layouts; Environmental Assessment approach, studies and findings; and, implementation.

The Committee discussed: the ridership forecasts; transitway service concepts with respect to nodes and connections; rapid transit technology; sustainability and accessibility considerations in the design, releasing surplus lands once the concept plans are adopted; the potential for a station at the York-Durham line; advancing the GO commuter service on the Havelock Line; the Woodbine-Kennedy corridor; rail electrification; challenges for some of the proposed stations and impacts on neighbourhoods and local traffic; pedestrian safety; high-speed trains; transit oriented development; protecting for 4-way ramps at 407 interchanges; including any costs for completing residential roads in Legacy as a result of the 9th Line station; and, resolving the alignment for the Markham District Energy property, and the importance of the McCowan station. It was noted that concerns regarding local traffic, identified by Legacy residents at the public meeting, have been addressed by the consultants.

Concern was expressed for the environmental impacts, and the consultants were urged to use updated sustainability measures, particularly for the glass facades of the station concept drawings, treatment of storm water run-off from extensive parking lots, and protection of wildlife.

The lengthy time frame of 20 years for completion of this important project was considered, and it was suggested that the province be requested to accelerate the program to a 10-15 year time frame, and to consider public-private partnerships and any other funding opportunities.

Regional Councillor Jim Jones requested copies of other EA's for the system, and requested the estimated cost of construction across to Brock Road, for a comprehensive understanding of the system. It was suggested that the proposed train station be located at the east end of the line to avoid expensive land costs, that spur lines and parking structures be considered, and that a station be added at Bayview Avenue.

Further discussions included the consultation process with the City liaison and the public. The project is conceptual at this stage, and a final presentations and staff report will be provided in the fall. Interested Council members are invited to meet with staff prior to the next presentation. The Committee requested that Notice of the next Public Information Centre be provided to Council, as well as to residents between McCowan Road and Markham Road.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the April 25, 2016 presentation by the Ministry of Transportation entitled "407 Transitway (Kennedy Road to Brock Road) Transit Project Assessment Process", be received; and,
- 2) **That the following resolution be referred to Council on May 3, 2016:**
 - 1) *That the 407 Transitway (Kennedy Road to Brock Road) Environmental Project Report be received with the following revisions / conditions:*

- a) *That the 407 Transitway alignment at Kennedy Road be revised, if applicable, upon finalization of Markham Centre Mobility Hub Study and the amendment of the 407 Transitway alignment west of Kennedy Road,*
- b) *That the Ministry of Transportation provide for an additional future station at McCowan Road, and include the preliminary design of the station as part of the EA,*
- c) *That the Ministry of Transportation work with the City to restrict vehicular access to the Ninth Line Station through the residential neighbourhoods and resolve any traffic issues resulting from the station access from Old Ninth Line,*
- d) *Mitigation of noise and other possible impacts to abutting residential properties at the Ninth Line Station,*
- e) *That the Ministry of Transportation relocate the Donald Cousens Parkway Station on the east side of Reesor Road, adjacent to the future GO service on the Havelock Subdivision rail line,*
- f) *That the Ministry of Transportation address traffic impact due to station location on Markham Road,*
- g) *That leading edge sustainable measures be implemented to address stormwater, energy conservation, protection of wildlife corridors and bird friendly guidelines,*
- h) *That special consideration be demonstrated regarding accessible design for people with disabilities,*
- i) *That in the event an ossuary is discovered, that signage be installed to highlight the aboriginal history and culture,*
- j) *That the Province and Metrolinx be requested to accelerate the program to a 10-15 year time frame, and to consider public-private partnerships and other opportunities to fund the acceleration,*
- k) *That high-speed trains be considered in addition to the light rail transit,*
- l) *That GO Rail commuter service be advanced on the CP Havelock line,*
- m) *That the interchange ramps for all directions on the 407 ETR be protected,*
- n) *That the completion of residential roads in Legacy as a result of the 9th Line station be included in the 407 Transitway project,*
- o) *That estimated costing of the project be provided; and,*

- 2) *That the Ministry of Transportation be requested to review the detailed station and station access design for all stations with City and Regional staff; and,*
- 3) *That staff report back at the detailed design stage with further details related to access requirements, financial implications, potential partnership arrangements, transit oriented development opportunities, and any required agreements between Stakeholders; and,*
- 4) *That the Ministry of Transportation provide a crossing and alternative alignment for the Rouge Valley Trail Multi-Use Path between Rouge Valley and Ninth Line at the Ministry's cost, when the 407 Transitway is constructed; and,*
- 5) *That staff be authorized and directed to do all things necessary to give effect to this resolution; and,*
- 6) *That staff report back to Committee in fall 2016 prior to the Ministry of Transportation finalizing their Transit Project Assessment Process study on the final study recommendations and Markham's comments; and further,*
- 7) *That the Minister of Transportation, Minister of the Environment and Climate Change, Metrolinx, Infrastructure Ontario, Regional Municipality of York be advised accordingly.*

CARRIED

**10. METROLINX STATION ANALYSIS
– STOUFFVILLE GO LINE (5.10)
[Report](#)**

Alan Brown, Director of Engineering, introduced this report to update Council on Metrolinx's station analysis for the Regional Express Rail (RER) service and to seek Council endorsement on two proposed new stations at Denison Street and Major Mackenzie Drive East. The plans are conceptual at this stage, and final site details will be presented at a future meeting.

The Committee commented on sustainability design features and the location of the Major Mackenzie Drive station.

Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled "Metrolinx Station Analysis – Stouffville GO Line" dated April 25, 2016 be received; and,
- 2) That the letters from The Remington Group Inc. dated April 5, 2016 and Milliken Landowners Group dated April 6, 2016 be received; and,

- 3) That Markham Council endorse two new GO Station locations, at Denison Street and Major Mackenzie Drive East, on the Stouffville Line as part of the Regional Express Rail (RER) service study; and,
- 4) That Metrolinx be requested to incorporate Markham Council's station location request and provide an update of the RER service planning progress status to Markham Development Services Committee; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

11. DRAFT INFILL SIDEWALK POLICY (5.18)

[Presentation](#)

Alan Brown, Director of Engineer, gave a presentation entitled "Draft Infill Sidewalk Policy" seeking input from the Committee. The presentation included background information on significant challenges, and financial (capital and operating) costs. Options for collector and local roads, and a draft procedure for future approvals, were outlined. A final report will be presented later in the year.

Discussions included the Accessibility for Ontarians with Disabilities Act, health and safety considerations, funding sources, Local Improvements, and support/opposition to sidewalks by the public. Staff will work closely with the Ward Councillor and Regional Councillors on any proposed sidewalk installations and the policy. The Committee requested that a map of priority sidewalk installation locations be provided.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the presentation provided by Alan Brown, Director of Engineering entitled "Draft Infill Sidewalk Policy" be received; and,

That the Ward Councillor and Regional Councillors be consulted on the policy and any proposed sidewalk installations.

CARRIED

**12. NEW BUSINESS
COMMUNICATING WITH YORK REGION
ON TRANSPORTATION ISSUES (5.10)**

The Committee and staff discussed protocols for bringing transportation-related issues to the attention of the Region. Staff recommend going through Markham's Engineering Department to ensure it is properly directed.

Staff are working with the Region on developing a new communication program, and will update the Committee when it is finalized.

**13. IN-CAMERA MATTER
NEW BUSINESS (8.0)**

Moved by: Councillor Alan Ho

Seconded by: Councillor Karen Rea

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) ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (LIABILITY) (8.0)
[Section 239 (2) (e)]

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Amanda Collucci

That the Development Services Committee rise and report from the in-camera session at 2:41 PM.

CARRIED

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

- (1) ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (LIABILITY) (8.0)
[Section 239 (2) (e)]

That the Development Services Committee receive for information.

ADJOURNMENT

The Development Services Committee meeting adjourned at 2:41 PM.

Alternate formats for this document are available upon request.
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