



Development Services Committee Minutes

MARCH 29, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 4

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 Alex Chiu

Andy Taylor, Chief Administrative Officer
Brenda Librecz, Commissioner of Community & Fire Services
Ron Blake, Senior Development Manager
Alan Brown, Director of Engineering
Sally Campbell, Manager, East District
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Anna Henriques, Senior Planner, Zoning and Special Projects
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Bradley Roberts, Supervisor, Zoning
Gary Sellars, Senior Planner
Tom Villella, Manager, Zoning and Special Projects
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Logan Kanapathi

The Development Services Committee convened at the hour of 9:04 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Fery Vaghei, Administrative Clerk, Fire & Emergency Services, 20 years
Annie Hung, Financial Analyst, Accounting, Financial Services, 20 years
Carlo Macchiusi, Waterworks Accounts & Claims Co-ordinator,
Environmental Services, 20 years
Mona Nazif, Senior Manager, Human Resources, Human Resources, 15 years
Bill Stamatopoulos, Truck Driver, Operations, 10 years
Jane Taylor, Manager of Human Resources, Human Resources, 10 years
Kimberly Heaslip, Customer Service Representative, Recreation Services, 10 years
John Chi-Keung Wong, Technology Support Specialist II,
Information Technology Services, 10 years
Ida Chi-Yin Wong, Senior Customer Service Representative, Legislative Services, 10 years
Veronica Siu, Senior Business Analyst, Financial Services, 10 years
Brieanna Gabbard, Administrative Assistant, Recreation Services, 10 years
Tehzeeb Jeelani, Facility Operator III, Recreation Services, 10 years
Brian Lee, Deputy Director, Engineering, 10 years
Alex Giammarco, Community Facility Supervisor, Recreation Services, 10 years
Soran Sito, Manager Environmental, Engineering, 10 years
Hendrikus Bouhuyzen, Instrumentation Engineer, Environmental Services, 10 years
Kimberley Dunsmoor, Community Outreach Assistant, Environmental Services, 5 years
Farid Morani, Lead, Network Infrastructure, Information Technology Services, 5 years
Sheila Kerz, Supervisor, Supervisor of Permit Administration, Building Standards, 5 years
Andrea Liu, Transportation Engineer, Engineering, 5 years
Simon Trimbee, Arborist, Operations, 5 years
Ryan Hanna, Community Facility Supervisor - South, Recreation Services, 5 years
Monica Ganzhorn, Customer Service Representative, Recreation Services, 5 years
Marta Siekierko, Learning and Health & Safety Coordinator, Human Resources, 5 years
Benjamin Robert Smith, Arborist, Operations, 5 years
Mark Douglas Timbers, Facility Operator II, Recreation Services, 5 years

2. DEVELOPMENT SERVICES COMMITTEE MINUTES

- March 1, 2016 and March 7, 2016 (10.0)

[March 1](#) [March 7](#)

With respect to item # 4 on the March 7, 2016 minutes “Markham Business Mission to India”, the Committee requested that an HST and financial breakdown be provided at the next Development Services Committee meeting.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meetings held March 1, 2016 and March 7, 2016, be confirmed.

CARRIED

3. HERITAGE MARKHAM COMMITTEE MINUTES

- March 9, 2016 (16.11)

[Minutes](#)

With respect to item # 7 on the March 9, 2016 minutes “Committee of Adjustment Variance Application, 85 Main Street”, the Committee questioned if the issue is Floor Area or Lot Coverage. Staff will confirm the matter with Heritage Section staff.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That the minutes of the Heritage Markham Committee meeting held March 9, 2016, be received for information purposes.

CARRIED

4. MAIN STREET MARKHAM COMMITTEE MINUTES

- January 20, 2016 and February 17, 2016 (16.0)

[January 20](#) [February 17](#)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That the minutes of the Main Street Markham Committee meetings held January 20, 2016 and February 17, 2016, be received for information purposes.

CARRIED

**5. PRELIMINARY REPORT
AKILAN KANAGASABAPATHY
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENT
TO PERMIT ONE SINGLE-DETACHED DWELLING
FRONTING ONTO 14TH AVENUE AND TWO SINGLE-DETACHED
DWELLINGS FRONTING ONTO DEIB CRESCENT
5077 14TH AVENUE (10.3, 10.5)
[Report](#)**

The Committee discussed the 90 day process period for applications, and the potential to appeal non-decisions to the Ontario Municipal Board. Staff advised that most applicants will continue to work with the City for applications that exceed the 90 days.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, Akilan Kanagasabapathy, Applications for Official Plan and Zoning By-law Amendment to permit one single-detached dwelling fronting onto 14th Avenue and two single-detached dwellings fronting onto Deib Crescent, 5077 14th Avenue, File Nos. OP/ZA 15 107711” be received; and,
- 2) That a Public Meeting be held to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. PRELIMINARY REPORT
CORRADO GAZZE HOLDINGS LIMITED
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS
FOR A PROPOSED SIX-STOREY 117 UNIT CONDOMINIUM
APARTMENT BUILDING AT 9700 9TH LINE
FILES OP 16 124169 & ZA 14 124169 (10.3, 10.5)
[Report](#)**

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, Corrado Gazze Holdings Limited, Official Plan and Zoning By-law Amendment Applications for a proposed six-storey 117 unit condominium apartment building at 9700 9th Line, Files OP 16 124169 & ZA 16 124169, dated March 29, 2016, be received; and,

- 2) That staff be authorized to hold a Public Meeting to consider the proposed Official Plan and Zoning By-law amendment applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**7. PRELIMINARY REPORT
723187 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT BUSINESS OFFICE, RESTAURANT, RETAIL,
HEALTH/FITNESS FACILITY AND RESIDENTIAL USE
180 MAIN STREET NORTH, MARKHAM VILLAGE
FILE NO. ZA 15 109007 (10.5)
[Report](#)**

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, 723187 Ontario Inc. Application for a Zoning By-law Amendment to permit Business Office, Restaurant, Retail, Health/Fitness Facility and Residential Use, 180 Main Street North, Markham Village, File ZA 15 109007, dated March 29, 2016” be received; and,
- 2) That the Development Services Committee authorize staff to schedule a statutory Public Meeting for 723187 Ontario Inc. to consider the proposed Zoning By-law amendment application to permit business office, restaurant, retail, health/fitness facility, and residential uses at 180 Main Street North Markham Village; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. RECOMMENDATION REPORT
REGIONAL MUNICIPALITY OF YORK
PROPOSED EMERGENCY MEDICAL SERVICES STATION (EMS)
5590 14TH AVENUE
FILE SC 16 135822 (10.6)
[Presentation](#) [Report](#)**

Chris Kubbinga of Thomas Brown Architects Inc. gave a presentation on the proposed 5,000 ft² EMS Station at 14th Avenue and Middlefield Avenue. Mr. Kubbinga displayed area context maps, site plans, concept floor plans, elevations, exterior materials, and FLAP bird deterrent measures. Ingress and egress points were identified, with a potential entrance from the future extension of Middlefield Avenue.

The Committee discussed the EMS Master Plan and allocation of services, the timeline for approvals, and the future extension of Middlefield Avenue. It was confirmed that fuel will not be stored on site, and that there would be limited ability to provide sleeping accommodations for potential 24-hour shifts. The site plan review is ongoing and staff are recommending delegated approval to the Director of Planning and Urban Design.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the Report dated March 29, 2016, titled “Regional Municipality of York, Proposed Emergency Medical Services Station (EMS), 5590 14th Avenue, File Number SC 16 135822”, be received; and,
- 2) That the presentation by the Applicant, Thomas Brown Architects Inc., regarding a proposed EMS Station submitted by the Regional Municipality of York at 5590 14th Avenue, be received; and,
- 3) That the site plan control application for an EMS station submitted by the Regional Municipality of York at 5590 14th Avenue (File SC 16 135822), be endorsed in Principle, subject to the Conditions in Appendix ‘A’; and,
- 4) That site plan approval, as it relates to a site plan control application for an EMS Station submitted by the Regional Municipality of York at 5590 14th Avenue (File SC 16 135822), be delegated to the Director of Planning and Urban Design; and,
- 5) That matters identified during the ongoing review of this application be resolved to the satisfaction of the Director of Planning and Urban Design; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. RECOMMENDATION REPORT
LIBERTY DEVELOPMENT CORPORATION
1 STEELCASE ROAD WEST
SOUTH OF STEELCASE ROAD, WEST OF WOODBINE AVENUE
SITE PLAN APPROVAL APPLICATION TO PERMIT A
10 STOREY OFFICE BUILDING WITH GROUND FLOOR RETAIL USES
FILE NO.: SC 15 165979 (10.6)
[Report](#)**

Wayne Long of Liberty Development Corporation and Michaela Weiner, Petroff Partnership Architects, were in attendance to give a presentation on this matter. Ms. Weiner explained the proposal for a 10 storey office building with ground floor retail uses. An area context map was displayed and intersection, access, and traffic details were discussed.

The Committee discussed design details and the glass façade, and animating the street with ground floor retail. Suggestions were made to minimize the building massing and improve the design as an iconic structure. The TRCA is reviewing flooding issues on one corner of the property, and it was recommended that adjacent properties be involved in resolving this matter.

The Committee questioned what is being proposed for the remainder of the lands. Wayne Long advised that a Master Plan for the entire site is being developed and he provided a brief overview of the ultimate goal for the use of the lands.

Evelin Ellison, Thornhill resident, discussed the importance of this intersection as a gateway and the opportunities to integrate mixed uses and to enhance the waterway with a public pathway. Ms. Ellison also commented on night-sky friendly measures and signage issues for the World on Yonge development.

Staff confirmed that the current proposal is for a 10-storey building but had originally been a 16-storey proposal. Staff will continue to work with the applicant on issues raised and noted that a site Master Plan will be brought forward to the Committee at a future date.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

- 1) That the Staff report dated March 29, 2016 entitled “Recommendation Report, Liberty Development Corporation, 1 Steelcase Road West, Site Plan Approval Application to permit a 10 storey office building with ground floor retail uses” be received; and,
- 2) That the presentation by Liberty Development Corporation with respect to the Site Plan Approval Application be received; and,
- 3) That Development Services Committee endorse the proposed site plan and building elevations in principle; and,
- 4) That issues identified during the ongoing review of the application, including those raised in this report, be resolved to the satisfaction of the Director of Planning and Urban Design; and,
- 5) That the authority for granting Site Plan Approval for the proposed development be delegated to the Director of Planning and Urban Design; and,
- 6) That the owner enter into a site plan agreement with the City; and,
- 7) That prior to execution of the site plan agreement, the owner shall submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this Resolution.

CARRIED

**10. RECOMMENDATION REPORT
DEL RIDGE (EAST MARKHAM) INC.
APPLICATIONS TO AMEND THE OFFICIAL PLAN
AND ZONING BY-LAW TO PERMIT A TWO (2) PHASED
DEVELOPMENT COMPRISED OF TWO (2) - 8 STOREY APARTMENT
BUILDINGS AT 7325 MARKHAM ROAD AND FOR SITE PLAN
APPROVAL FOR PHASE 1 OF THE PROPOSED DEVELOPMENT
FILE NOS: OP/ZA/SC 15 133670 (10.5, 10.6)**

[Report](#)

Dave deSylva of Del Ridge Homes was in attendance to provide an update on this proposal and to display samples of the exterior materials. Mr. deSylva commended the Planning staff working on this application and commented on lifestyle and sustainability aspects of the development.

Staff responded to questions from the Committee regarding the treatment of the water channel on the site. Mr. deSylva confirmed the extensive tree-planting initiative by the developer, and staff were requested to pursue as many of these trees as possible for planting in Markham. The Committee encouraged other developers to build to the same quality standards as GreenLife.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

- 1) That the report dated March 29th, 2016 titled “RECOMMENDATION REPORT, Del Ridge (East Markham) Inc., Applications to amend the Official Plan and Zoning By-law to permit a two (2) –phased development comprised of two (2) residential apartment buildings at 7325 Markham Road and for Site Plan Approval for Phase 1 of the proposed development, File Nos: OP/ZA/SC 15 133670,” be received; and,
- 2) That the record of the Public Meeting held on September 24th, 2015 regarding the Official Plan and Zoning By-law Amendment applications submitted by Del Ridge (East Markham) Inc. (OP/ZA 15 133670), be received; and,
- 3) That the Official Plan Amendment (OP 15 133670) submitted by Del Ridge (East Markham) Inc. to amend the City’s in-force Official Plan (Revised 1987) as amended, and to amend the Armadale Secondary Plan (PD 24-2) for part of the Armadale Planning District, as amended, to permit two (2) – 8 storey apartment buildings at 7325 Markham Road, be approved, and the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted without further notice; and,
- 4) That the Official Plan Amendment (OP 15 133670) submitted by Del Ridge (East Markham) Inc. to amend the City’s Official Plan 2014, to permit two (2)- 8 storey apartment buildings at 7325 Markham Road, be approved, and the draft Official Plan Amendment attached as Appendix ‘B’ be finalized and adopted without further notice, and City staff prepare a modification to the new Official Plan (2014) which is currently under appeal, to reflect the Official Plan Amendment and forward it to the Ontario Municipal Board for approval; and,

- 5) That the Zoning By-law Amendment (ZA 15 133670) submitted by Del Ridge (East Markham) Inc. to amend the City's Zoning By-law 177-96, as amended, to permit two (2) – 8 storey apartment buildings at 7325 Markham Road be approved, and the draft Zoning By-law Amendment attached as Appendix 'C' be finalized and enacted without further notice; and,
- 6) That the Site Plan application (SC 15 133670) submitted by Del Ridge (East Markham) Inc. to facilitate the development of an 8-storey residential apartment building (Phase 1) be endorsed in principle, subject to the conditions in Appendix 'D' ; and,
- 7) That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing on March 29th, 2016 in the event the site plan agreement is not executed within that time period; and,
- 8) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or his designate has signed the site plan; and,
- 9) That the City's 2009 Policy requiring all High Density residential developments to achieve at least LEED Silver, be waived, subject to the implementation of the sustainability initiatives outlined in this report, to the satisfaction of the Commissioner of Development Services; and,
- 10) That Council grant servicing allocation for 261 residential apartment units (Phase 1) of the proposed development; and,
- 11) That the Mayor and Clerk be authorized to execute a Section 37 Agreement with the Owner; and,
- 12) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
- 13) That Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**11. RECOMMENDATION REPORT
1377402 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT BUSINESS OFFICE AND
ADDITIONAL RESIDENTIAL USES
162 MAIN STREET NORTH, MARKHAM VILLAGE
FILE NO. ZA 15 147635 (10.5)
[Report](#)**

This matter was deferred to the Development Services Committee meeting on April 11, 2016, as the applicant could not be in attendance today.

Moved by: Councillor Karen Rea
Seconded by: Councillor Colin Campbell

That the following recommendation be deferred to the Development Services Committee meeting on April 11, 2016:

- 1) That the report dated March 29, 2016 titled “RECOMMENDATION REPORT, 1377402 Ontario Inc., Application for Zoning By-law Amendment to permit Business Office and Additional Residential Uses, 162 Main Street North Markham Village, File No. ZA 15 147635”, be received; and,*
- 2) That the record of the Public Meeting held on June 16, 2015 regarding the application submitted by 1377402 Ontario Inc. to amend Zoning By-law 1229, as amended, be received; and,*
- 3) That the application (ZA 15 147635) submitted by 1377402 Ontario Inc. to amend Zoning By-law 1229, as amended, to permit business office uses, and additional residential uses at 162 Main Street North and to amend the development standards to permit the proposed parking lot be approved, and the draft By-law attached as Appendix ‘C’ be finalized and enacted without further notice; and,*
- 4) That the Site Plan application (SC 15 147635) submitted by 1377402 Ontario Inc. to permit the proposed parking lot at 162 Main Street North, be endorsed in principle, subject to the conditions attached as Appendix ‘A’; and,*
- 5) That Site Plan Approval (SC 15 147635) be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director, or designate, has signed the site plan; and further,*
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

- 12. DEMOLITION PERMIT APPLICATION AND INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT**
NAME: FRANKLIN H. RAYMER HOUSE
ADDRESS: 6840 FOURTEENTH AVENUE
OWNER: GURPAL SOHI, PONNUTHURMI UTHAYAKUMAR PARTNERSHIP
FILE NO. 16 109952 DP (10.13 & 16.11.3)
[Report](#) [Structural Assessment](#)

Information was provided regarding a structural assessment by G.K. Bell & Associates. Staff advised that the applicant was aware of today's meeting.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) That Council refuse the Demolition Permit Application for the Franklin H. Raymer House at 6840 Fourteenth Avenue on the basis of its cultural heritage value or interest; and,
- 2) That as recommended by Heritage Markham, the Franklin H. Raymer House at 6840 Fourteenth Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 3) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

13. RECOMMENDATION REPORT
ZONING ISSUES ANALYSIS (PHASE 1):
NEW COMPREHENSIVE ZONING BY-LAW PROJECT, PR 13 128340 (10.5)
[Presentation - Appendix C Report](#)

Anna Henriques, Senior Planner, Zoning and Special Projects, gave an update on the status of the New Comprehensive Zoning By-law project. The purpose of the report is to seek endorsement of the Zoning Issues Analysis which marks the completion of Phase 1 and the commencement of Phase 2 (Strategic Direction) which will guide the drafting of the new comprehensive zoning by-law in Phase 3.

John Gladki, Gladki Consulting Inc., gave a presentation on the input received to date, regarding: the Official Plan, Minor Variances, definitions, auto related uses, drive through facilities, home occupations, infill housing, affordable housing, shared housing and secondary suites, student housing, Places of Worship, Greenway and Special Policy Areas, medical marihuana production facilities, addiction and recovery centres, adult entertainment and sex industry uses, and GIS.

Next steps include:

- May 19, 2015 DSC: Request for summary of Phase 1 stakeholder input
- Work will commence on Phase 2 – Zoning By-law Strategy, targeted for DSC endorsement in June
- Advancement of work on a portion of Phase 3 (Short-term rental accommodations, rooming houses and secondary suites)

The Committee discussed:

- The number of York University students to be accommodated;
- The impact of new regulations requiring developers to provide affordable housing;
- The level of understanding of those giving input and their interests in specific local issues
- Ratepayers, developers groups, Board of Trade, Committee of Adjustment applicants and neighbours will be invited to the next Open House
- Expanded driveways and on-street parking by-laws are integral to housing issues. When DSC discusses this matter next, a review of previous actions on these issues was requested, to help determine how to go forward.

The Committee considered holding additional public information sessions and establishing a sub-committee to address rooming houses and secondary suites. It was recommended that Council Members reach out to their communities for input. Staff advised that a separate webpage and e-mail address are available for public information and input. Staff will prepare a write-up with links to the information, for distribution by Council members.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

- 1) That the presentation provided by John Gladki, Gladki Consulting Inc. entitled " New Comprehensive Zoning By-law Project, Summary of Feedback Obtained (Phase 1)" be received; and,

- 2) That the report entitled, “RECOMMENDATION REPORT: Zoning Issues Analysis (Phase 1): New Comprehensive Zoning By-law Project” dated March 29, 2016, be received; and,
- 3) That the Zoning Issues Analysis document (attached as Appendix ‘A’) be endorsed in principle, to be used to assist with the development of a strategic direction (Phase 2) to guide the drafting of the new comprehensive zoning by-law.

CARRIED

**14. PROPOSED GENERAL HOUSEKEEPING
ZONING BY-LAW AMENDMENTS (10.5)**
[Presentation](#)

Tom Villella, Manager, Zoning and Special Projects, introduced the proposed General Housekeeping By-law Amendments project, and provided an overview of this exercise that occurs every few years to keep the existing zoning by-laws relevant and current. Housekeeping amendments only deal with matters of a technical or administrative nature. Changes that would represent a policy shift or a major change to current practices are being deferred to the New Comprehensive Zoning By-law Project.

Nick McDonald, Meridian Planning Consultants, gave a presentation entitled "Proposed General Housekeeping Zoning By-law Amendments", specifically relating to technical issues and public input, such as:

- Driveways, crossing landscape strips
- Prohibited uses and Special Policy Areas
- Barrier-Free Access
- Using Centre of Watercourse to Determine Zone Boundary
- Reference to ‘Floor Area’ in Definition of ‘Net Floor Area’
- Definition of Public Authority
- Required Interior Side Yard in Cases Where Private Garage in Rear Yard
- Definition of Business Office
- Openings in the Interior Side Yard and Lot Coverage Definition

Consistent with Development Services Committee direction from September 2015, a Public Meeting will be held in April 2016 respecting General Housekeeping Amendments detailed in this presentation. A draft by-law will then be presented to the Committee for endorsement and to Council for adoption.

The Committee discussed:

- “Public Authority” properties in Markham
- Consistencies in Special Policy Areas
- Making building setbacks consistent with adjacent buildings

- Factoring valleylands into lot area calculations (Note: this issue is beyond the scope of the project and will be included in the Comprehensive By-law in conjunction with TRCA review)
- Driveways in interior and rear yards
- Free and clear side yards
- Clarification and inclusion of medical offices in business office use

All future “housekeeping” matters will be catalogued and included in the program for drafting the New Comprehensive Zoning By-law in late 2016 and 2017.

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Colin Campbell

That the presentation provided by Nick McDonald, Meridian Planning Consultants entitled "Proposed General Housekeeping Zoning By-law Amendments" be received.

CARRIED

**15. NEW BUSINESS
ECONOMIC DEVELOPMENT (10.16)**

The Committee requested that a working group or informal committee be established to review Economic Development issues prior to presentation at Development Services Committee. The new group would consist of the Chair and Vice-Chair of Economic Development and any other interested Council members, and would operate similar to the Building, Parks, & Construction Issues group. Staff will review other working group structures and report back.

**16. NEW BUSINESS
ON-STREET PARKING (2.17)**

The Committee requested an update on the on-street parking study/survey previously discussed on November 2, 2015, with respect to overnight parking and potential changes to the by-law in response to residents' concerns. Staff advised that Markham Centre is currently undergoing a review of parking provisions, which can be used as a starting point for city-wide modifications to address any issues.

**17. NEW BUSINESS
MARKHAM PORTAL (12.2)**

The Committee requested that staff review attaching links to York Region issues on Markham's portal.

18. IN-CAMERA MATTERS

The Development Services Committee did not resolve into an in-camera session.

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

That this in-camera matter be deferred to a future In-camera Development Services Committee meeting.

CARRIED

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - 17 ALMA WALKER WAY, FAIRPARK HOMES INC. (WARD 4) (8.0)
[Section 239 (2) (e)]

That this in-camera matter be referred directly to the April 5, 2016 In-camera Council meeting.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:20 PM.

Alternate formats for this document are available upon request.
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