



## **Development Services Committee Minutes**

March 1, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 2

---

### **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  
Sabrina Bordone, Senior Planner  
Alan Brown, Director of Engineering  
Stephen Chait, Director, Economic Development  
Catherine Conrad, City Solicitor  
Anna Henriques, Senior Planner, Zoning and Special  
Projects  
Biju Karumanchery, Director of Planning and  
Urban Design  
Richard Kendall, Manager, Central District  
Brian Lee, Deputy Director of Engineering  
Tom Villella, Manager, Zoning and Special Projects  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Deputy Mayor Jack Heath

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. 1 and 2.

The Committee recessed from 1:10 p.m. to 1:55 p.m.

### **DISCLOSURE OF PECUNIARY INTEREST**

None declared

**1. YORK REGION  
MASTER TRANSPORTATION PLAN (5.10)**  
[Presentation](#) [Updated Presentation](#)

This item was deferred from the January 25, 2016, Development Services Committee meeting.

Marion Matthias spoke of issues relating to the Thornhill area and recommended that Bayview Avenue south of Highway 7/407 and John Street, not be widened.

Stephen Collins, Director, Infrastructure Management and Project Management Office, Region of York, gave a presentation entitled "York Region Transportation Master Plan". The presentation covered regional population and employment growth, growth in Markham, and the York Region Official Plan review. The Transportation Master Plan (TMP) was reviewed with respect to the study stages, objectives, policy principles, the focus on transit, input received from public consultation, and next steps. The TMP will be refined based on public and stakeholder feedback, and a phasing and financing plan will be developed. The draft plan will then be presented to regional and local Councils and the public.

The Committee discussed: public consultation and notification; prohibiting the rerouting of additional freight rail traffic through Markham; the downtown relief line; road widenings and improvements to Steeles Avenue, Woodbine Avenue, Bayview Avenue, Major Mackenzie Road, and 14<sup>th</sup> Avenue; grade separations; extension of Clegg Road; extension of the Yonge Street subway; overrun of the Spadina subway extension; transit improvements and Viva life cycle reserves; HOV lanes; separating cycling paths from the roads; and, partnerships with GO station parking lots. Mr. Collins was asked to provide a list of roads proposed to be widened, and to notify the Ward Councillors when matters impacting the wards are considered.

Mr. Collins provided copies of the updated presentation.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Amanda Collucci

- 1) **That the deputation by Marion Matthias regarding the York Region Master Transportation Plan, be received; and,**
- 2) That the presentation provided by Stephen Collins, Director, Infrastructure Management and Project Management Office, Region of York entitled "York Region Transportation Master Plan" be received.

CARRIED

**2. 14<sup>TH</sup> AVENUE AT NINTH LINE (5.10)**  
[Presentation](#)

Brian Titherington, Director, Roads and Traffic Operations, Region of York, gave a presentation entitled "14<sup>th</sup> Avenue at Ninth Line". The presentation included the background of complaints and consultation, identification of the intersection, investigation and analysis of options for two-way stop, all-way stop, roundabout, or traffic signal solutions, and implementation. Mr. Titherington outlined the rationale for the Region's preferred option of a traffic signal in this evolving community, advising that this intersection exceeds the warrants for signals.

The Committee discussed: the challenges of a roundabout with respect to property acquisition costs; other options; installing the traffic signals as a pilot project and the use of sensors; designing the intersection to protect the hamlet character and to mitigate potential speeding through the signals; liability issues if the recommended traffic signals are not installed or if the road is transferred back to the City; moving regional traffic in a safe and effective manner; accident statistics for this intersection; infiltration from Durham Region; participating in public consultation; and, update communications provided to the City in 2015. It was clarified that traffic signals on regional roads are a regional responsibility with delegated authority to regional staff to implement the traffic signals where warranted, without City approval; however, the City can request that the Region consider the matter further. The ultimate decision rests with Regional Council. Past surveys have indicated the majority of traffic was generated by Markham residents.

Angelica Gutierrez, spoke on behalf of residents of the area in objection to traffic signals and in support of stop signs, stating that this section of 14<sup>th</sup> Avenue is a rural area and is not a typical regional road. Ms. Gutierrez requested a moratorium on this proposal and suggested that the road be assumed by the City as a residential road. A written copy of the deputation was provided.

Jim Beauchamp, area resident, spoke in support of all-way stop signs, and noted his safety concerns and discussions with the Region on this issue.

Ian Foulds, area resident, spoke of the chaotic nature of local traffic with respect to the local schools, and suggested a transitional traffic signal system during off-peak hours.

Nimisha Patel, representing the Box Grove Ratepayers Association, gave a presentation regarding objections to the proposed traffic signals, the rationale to retain the all-way stop, and public consultation. Ms. Patel presented a petition with 36 signatures, and 40 e-mails in objection, and requested a copy of the traffic study.

Balasunderam Ponniah spoke in support of the proposed traffic signals, with design improvements as suggested by the Committee.

A motion to defer the signalization, was lost.

The Committee requested further information from the Region to implement the traffic signals and suggested a meeting between City staff, the Region, and a few area residents regarding design elements and other items for discussion.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Colin Campbell

That the resolution regarding 14<sup>th</sup> Avenue and Ninth Line be forwarded to the Council meeting on March 1, 2016.

CARRIED

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) **That the deputations by Angelica Gutierrez, Jim Beauchamp, Ian Foulds, Nimisha Patel, Balasunderam Ponniah, and Nimisha Patel regarding 14<sup>th</sup> Avenue at Ninth Line, to Development Services Committee on March 1, 2016, be received; and,**
- 2) **That the 40 e-mails (addressed to Nimisha Patel) and a petition from area residents in objection to signalizing 14<sup>th</sup> Avenue at Ninth Line, submitted by Nimisha Patel to Development Services Committee on March 1, 2016, be received; and,**
- 3) **\*\*That the email dated March 1, 2016 from Ricky Tsui, submitted to Council on March 1, 2016, be received; and,**
- 4) That the presentation provided by Brian Titherington, Director, Roads and Traffic Operations, Region of York entitled "14<sup>th</sup> Avenue at Ninth Line" be received; and,
- 5) **\*\*That the Region of York be requested to come back with further details on the proposed signalization and intersection improvements, including design elements, monitoring, the location of the intersection within the hamlet and speed mitigation measures; and further,**
- 6) **\*\*That City of Markham staff and Region of York staff be requested to meet with three representatives of the community to review the proposed intersection design.**

CARRIED

---

\*\* Amended by Council on March 1, 2016, as follows:

- Add clauses 3 and 6
- Delete "and other design issues as defined" from Clause 5, and replace with "the location of the intersection within the hamlet and speed mitigation measures".

**3. MARKHAM 2020: SUCCESS BY DESIGN  
FOCUS ON SMALL AND MEDIUM SIZE ENTERPRISES (10.16)**  
[Presentation](#)

This item was deferred to a future Development Services Committee meeting.

**4. MARKHAM 2015 BUSINESS AND INVESTMENT MISSION  
TO CHINA: NOVEMBER 21 TO DECEMBER 5, 2015  
REPORT ON OUTCOMES AND ACTIVITIES (10.16)**  
[Presentation](#)

This item was deferred to a future Development Services Committee meeting.

**5. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- January 25, 2016 (10.0)**  
[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

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

CARRIED

**6. HERITAGE MARKHAM COMMITTEE MINUTES  
- February 10, 2016 (16.11)**  
[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the minutes of the Heritage Markham Committee meeting held February 10, 2016, be received for information purposes.

CARRIED

**7. CYCLING AND PEDESTRIAN ADVISORY  
COMMITTEE (CPAC) MINUTES  
-December 17, 2015 (16.34)**  
[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held December 17, 2015, be received for information purposes.

CARRIED

**8. MAIN STREET MARKHAM COMMITTEE MINUTES  
- November 18, 2015 (16.0)**

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

That the minutes of the Main Street Markham Committee meeting held November 18, 2015, be received for information purposes.

CARRIED

**9. REPORT ON INCOMING PLANNING APPLICATIONS  
FOR THE PERIOD OF NOVEMBER 2, 2015  
TO DECEMBER 31, 2015 (10.0)**

[Report](#)

The Committee requested that staff ensure the proposal for 287 and 289 Main Street Markham North does not include a “second suite”, as that use may require further approvals, and that the parking location for construction trucks be addressed.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of November 2, 2015 to December 31, 2015” 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

**10. RECOMMENDATION REPORT  
RULAND PROPERTIES INC.  
(THE REMINGTON GROUP)  
SITE PLAN APPLICATION TO PERMIT A  
HIGH DENSITY RESIDENTIAL DEVELOPMENT  
COMPRISING 545 CONDOMINIUM UNITS WITH  
ANCILLARY RETAIL USES, NORTH OF ENTERPRISE BOULEVARD  
EAST OF WARDEN AVENUE AND WEST OF ROUGE VALLEY DRIVE WEST  
FILE NO. SC 15 244500 (10.6)**

[Report](#)

Robert Mok, representing the Downtown Markham Ratepayers Association spoke of concerns regarding traffic congestion and completion of the road network. Mr. Mok requested a response to his questions regarding the plans and completion schedule for the roads.

Randy Peddigrew of Remington Group and Sheldon Levitt of Quadrangle Architects were in attendance to present updated details and drawings.

The Committee discussed development of the parklands in conjunction with the residential building. This was addressed at the time of the Zoning application and funding is being allocated. The Committee had questions regarding the central lobby area, the treatment of the solid wall facing Rouge Valley Drive, pet-walking areas, and bird-friendly guidelines.

Moved by: Councillor Don Hamilton

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputation by Robert Mok, representing the Downtown Markham Ratepayers Association regarding the application by Ruland Properties Inc. (The Remington Group), be received; and,**
- 2) That the report dated March 1, 2016 titled “RECOMMENDATION REPORT, Ruland Properties Inc. (The Remington Group) site plan application to permit a high density residential development comprising 545 condominium units with ancillary retail uses, north of Enterprise Boulevard, east of Warden Avenue and west of Rouge Valley Drive West” be received; and,
- 3) That the application for site plan approval (SC 15 244500) be endorsed in principle subject to the conditions attached as Appendix ‘A’; and,
- 4) That site plan approval be delegated to the Director of Planning & Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is only issued when the Director or his designate has signed the plans; and,
- 5) That Council grant servicing allocation for the 545 residential units within this development; and,

- 6) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
- 7) That the Owner provide the City with the required 60% processing fee in accordance with the City's applicable Fee By-law; and,
- 8) **That staff be directed to continue to advance the design and construction of the adjacent park plan, so that completion of the park is concurrent with completion of the building; and,**
- 9) That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. PARTIAL ADVANCEMENT OF PHASE 3  
OF MARKHAM'S NEW COMPREHENSIVE ZONING BY-LAW  
PROJECT & PROPOSED SOLE SOURCING OF  
CONSULTANTS, PR 13 128340 (10.5)**  
[Report](#)

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the report titled, "Partial Advancement of Phase 3 of Markham's New Comprehensive Zoning By-law Project & Proposed Sole Sourcing of Consultants, PR 13 128340" dated March 1, 2016, be received; and,
- 2) That Staff be authorized to advance work on a portion of Phase 3 of the Project (drafting and processing of the New Comprehensive Zoning By-law) to complete work on new zoning and licensing regulations for short term residential rental accommodations (i.e., AirBnB), rooming houses and secondary suites (Phase 3a); and,
- 3) That the tendering process be waived for Gladki Planning Associates ("GPA") in accordance with Purchasing By-Law 2004-341, Part I, Section (7) Non Competitive Procurement, item 1(c) "when the extension of an existing contract would prove more cost-effective or beneficial"; and,



- 4) That the Contract for 043-S-16: Consulting Services for (drafting and processing of the New Comprehensive Zoning By-law) to complete work on new zoning and licensing regulations for short term residential rental accommodations (i.e., AirBnB), rooming houses and secondary suites (Phase 3a), be awarded to GPA in the amount of \$105,372.48 inclusive of HST; and,
- 5) That a contingency in the amount of \$10,537.25 (10%), inclusive of HST impact to cover any additional project costs be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
- 6) That the award to GPA in the amount of \$115,909.73 (\$105,372.48 + \$10,537.25) inclusive of HST impact be funded from 620-101-5399-16001 “Consolidated Zoning By-Law Program – Phase 3 of 4”; and,
- 7) That Staff be authorized to establish an inter-departmental Staff working group to work with GPA on Phase 3a (as noted above), as required; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. HIGHWAY 7 AGREEMENT  
WITH ROGERS COMMUNICATIONS INC. (5.0)**  
[Report](#)

Alan Brown, Director of Engineering, provided a brief explanation of this cost-avoidance initiative.

Moved by: Mayor Frank Scarpitti  
Seconded by: Councillor Don Hamilton

- 1) That the staff report entitled, Highway 7 Agreement with Rogers Communications Inc. be received; and,
- 2) That the Mayor and Clerk be authorized to execute an agreement with Rogers Communications Inc. (“Rogers”) to transfer ownership of the abandoned 300mm watermain located on Highway 7 (from Warden to the CN Tracks), in a form satisfactory to the Chief Administrative Officer and the City Solicitor; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. MUP NAMING  
(MULTI-USE PATHWAY) (6.3)**  
[Report](#)

Alan Brown, Director of Engineering, provided background on the MUP naming. The Committee agreed to remove the word "Markham's" from the title.

Moved by: Councillor Karen Rea

Seconded by: Councillor Logan Kanapathi

- 1) That the March 1, 2016 report entitled “MUP Naming” be received; and,
- 2) That the name of “Rouge Valley Trail” for the multi-use pathway be approved; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. IBI GROUP FEASIBILITY STUDY  
ON REROUTING OF FREIGHT RAIL TRAFFIC  
IN THE GREATER TORONTO RAIL NETWORK (5.13)**  
[Report](#)

Alan Brown, Director of Engineering, reviewed the staff report and recommendation. The Committee agreed to strengthen the wording of the resolution.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That Metrolinx be advised that rerouting of freight rail traffic through the City of Markham is not supported by Markham Council; and,
- 2) That Metrolinx be requested to consult directly with the City of Markham on the IBI Group Feasibility Study before any further detailed studies are carried out; and,
- 3) That staff report back to the Development Services Committee as any further information becomes available; and,

- 4) **That the City of Markham strongly objects to rerouting additional freight rail traffic through our community, and further that the Prime Minister, Premier, Federal and Provincial Transportation Ministers, local MPs and MPPs, Region of York, the Cities of Cambridge, Mississauga, Toronto and Vaughan, the Towns of Milton and Richmond Hill, Metrolinx, CN Rail and CP Rail, be so advised; and further,**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. EUREKA STREET AND FRED VARLEY DRIVE  
PROPOSED TEMPORARY PARKING PROHIBITION (5.12)**  
[Report](#) [Revised Attachment A](#)

The Committee was provided with a revised Attachment A.

Alan Brown, Director of Engineering, gave an overview of the proposed parking restrictions for Eureka Street and Fred Varley Drive, for construction at 20 Fred Varley Drive. This item will be brought to Council on March 22, 2016; however, staff will begin to prepare for the restrictions.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

- 1) That the report entitled “Eureka Street and Fred Varley Drive Proposed Temporary Parking Prohibition,” be received; and,
- 2) That Schedule “C” of Parking By-law 2005-188 be amended to temporarily restrict parking on Eureka and Fred Varley Drive as defined in the report; and,
- 3) That the Operations Department be directed to install the appropriate signs to temporarily restrict the parking along on Fred Varley Dr and on Eureka Street as defined in the report; and,
- 4) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and,
- 5)\*\* That the Director of Engineering be authorized to modify or extend temporary parking restrictions, signage or no truck stopping associated with 20 Fred Varley Drive construction activities on surrounding roads in consultation with Director of Operations, the Ward Councillor **and the Mayor**; and,

- 6) That the cost incurred by the City of Markham to revise the parking be recovered from Tribute (Unionville) Limited; and,
- 7) \*\* **That staff continue to negotiate with Tribute (Unionville) Limited to reach a compromise solution with respect to the use of Eureka Street as a relief route only; and further,**
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

---

Amended by Council on March 22, as follows:

Add the words "...and the Mayor" to the end of Clause 5.

Add a new Clause 7:

“That staff continue to negotiate with Tribute (Unionville) Limited to reach a compromise solution with respect to the use of Eureka Street as a relief route only;”

## **16. IN-CAMERA MATTERS (10.0, 8.0)**

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

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- November 30, 2015 (10.0)  
[Section 239 (2) (e) (e) (e)]

Moved by: Councillor Karen Rea

Seconded by: Councillor Valerie Burke

**That this in-camera matter be referred directly to the March 1, 2016 Council meeting.**

CARRIED

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - CF/OT BUTTONVILLE PROPERTIES, 2833 16<sup>TH</sup> AVENUE (WARD 2) (8.0)  
[Section 239 (2) (e)]

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

**That this in-camera matter be deferred to the March 7, 2016 Development Services Committee meeting.**

CARRIED

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - TRI-PARTY AGREEMENT WITH IBM AND REGION - TRANSIT WAY (WARD 8) (8.0)  
[Section 239 (2) (e)]

Moved by: Councillor Karen Rea

Seconded by: Councillor Valerie Burke

**That this in-camera matter be referred directly to the March 1, 2016 Council meeting.**

CARRIED

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 3:00 PM.

<b>Alternate formats for this document are available upon request.</b>
--