



Development Services Committee Agenda

March 7, 2016, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 3

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
Brenda Librecz, Commissioner of Community & Fire Services
Ron Blake, Senior Development Manager
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Huyen Hare, Senior Business Development Officer
Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Christina Kakaflikas, Manager, Special Projects
Catherine Jay, Manager, Urban Design
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Sandra Tam, Senior Business Development Officer
Tom Villella, Manager, Zoning and Special Projects
Marg Wouters, Senior Manager, Policy & Research
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. Councillor Don Hamilton assumed the Chair for items 11, 13, 14 and in-camera. Councillor Alex Chiu assumed the Chair for Economic Development items, Nos. 2, 3, and 4.

The Committee recessed between 1:15 and 2:05 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None Declared

**1. HERITAGE PLANNING PRESENTATION
POLICIES AND GUIDELINES (16.11)**

[Presentation Memo](#)

Regan Hutcheson, Manager, Heritage Planning, gave a presentation on this matter, providing an outline of the City's heritage planning program and an overview of the policies and guidelines which affect heritage and non-heritage buildings in the four heritage conservation districts: Markham Village, Thornhill, Unionville, and Buttonville.

Markham has a robust and well respected heritage conservation program. The City's heritage conservation efforts have been recognized by Heritage Canada through awarding the first Prince of Wales Prize to Markham for outstanding stewardship of our built heritage, and by the Province of Ontario through the Lieutenant Governor's Heritage Award for Community Leadership. Markham's Heritage Advisory Committee (Heritage Markham) was established 40 years ago and was one of the first in Ontario.

Staff noted that all Markham heritage policy documents including the Official Plan policies and heritage conservation district plans reflect provincial, national and international heritage conservation standards and practice. The importance of maintaining authenticity of built heritage resources through the preservation of historic materials, or the re-introduction of like materials that match the forms, dimensions, substance and detailing of the original material when the originals cannot be restored or are missing, was highlighted. It was further noted that the use of metal and synthetic sidings on heritage buildings was not supported and the removal of these materials was encouraged.

Discussions included: the difference between Class A and Class B buildings in heritage districts; potential new heritage districts in Victoria Square, Cedar Grove, Dickson Hill, and others; the Heritage Property Grant Program and other programs to support heritage; and protecting emerging heritage resources (post 1930).

Moved by: Councillor Valerie Burke
Seconded by: Councillor Don Hamilton

That the staff memorandum dated March 7, 2016 and the staff presentation on Markham's heritage planning program, and policies and guidelines be received as information.

CARRIED

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

Stephen Chait, Director of Economic Development, gave a presentation entitled "Markham 2020: Success by Design Focus on Small and Medium Size Enterprises". The presentation included an overview of the Markham 2020 initiative as well as: Small and Medium Size Enterprises (SME); Markham's entrepreneurs; and the Markham Small Business Centre (MSBC) economic impact.

Jeremy Laurin, President and CEO, ventureLAB, gave a presentation on the regional innovation centre serving Markham entrepreneurs, including the evolution of ventureLAB; funding and leverage; programs and initiatives; return on investment for the City of Markham; and, Economic Development challenges.

Tiffany Mak of Markham Small Business Centre (MSBC), MSBC was in attendance to answer questions.

The Committee discussed: evaluating the success of start-up companies; opportunities to create jobs for youths; the level of grants for Youth Entrepreneurship Training and Mentoring Programs; assisting new businesses in obtaining financial support; and, export opportunities.

The Committee expressed appreciation to the Economic Development team for their successes.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Amanda Collucci

That the presentation provided by Stephen Chait, Director of Economic Development, Tiffany Mak of Markham Small Business Centre (MSBC), and Jeremy Laurin, President and CEO, ventureLAB entitled "Markham 2020: Success by Design Focus on Small and Medium Size Enterprises" be received.

CARRIED

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

Sandra Tam, Senior Business Development Officer gave a presentation entitled "Markham 2015 Business and Investment Mission to China: November 21 to December 5, 2015 Report on Outcomes and Activities". The presentation outlined the mission background, overview, a summary of the mission itinerary, outcomes, post-mission survey results, and follow-on activities.

The Committee noted the difference in population between Markham and the cities visited, and discussed the targeted investment potential in Markham. The Committee commended staff and the organizers for the accomplishments of the mission. It was suggested that Council have more input and review on the cost and itinerary for future missions.

Ms. Winnie Fong, Vice-President of the Mississauga Chinese Business Association, and Mr. Benedict Leung, Co-chair of the China Mission were introduced. The Mayor made brief comments on the benefits of the mission and noted the efforts of staff and participating organizations to ensure its success.

Moved by: Regional Councillor Jim Jones

Seconded by: Deputy Mayor Jack Heath

That the presentation provided by Sandra Tam, Senior Business Development Officer entitled "Markham 2015 Business and Investment Mission to China: November 21 to December 5, 2015 Report on Outcomes and Activities" be received.

CARRIED

**4. MARKHAM BUSINESS MISSION TO INDIA
JANUARY 29-FEBRUARY 10, 2016:
REPORT ON OUTCOMES AND ACTIVITIES (10.16)**
[Presentation](#)

Christina Kakaflikas, Manager, Special Projects, gave a presentation entitled "Markham Business Mission to India, January 29-February 10, 2016: Report on Outcomes and Activities". The presentation outlined the objectives, targeted sectors, partners, the mission program, outcomes, follow-on activities, and delegate feedback.

The Committee discussed the participation, funding, and rotation of Council delegates; the roles of staff and the logistics coordinator; joint ventures with the province; making the most of opportunities and time available; providing an HST and financial breakdown; and, pre-mission and post-mission reports to Council.

Several members of the business community and mission participants were in attendance and were introduced. The Mayor made brief comments on the benefits of the mission and noted the efforts of staff and participating organizations to ensure its success.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Amanda Collucci

That the presentation provided by Christina Kakaflikas, Manager, Special Projects entitled "Markham Business Mission to India, January 29-February 10, 2016: Report on Outcomes and Activities" be received.

CARRIED

**5. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- February 23, 2016 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

That the minutes of the Development Services Public Meeting held February 23, 2016, be confirmed.

CARRIED

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

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

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

CARRIED

**7. PRELIMINARY REPORT
CABOTO MEADOWS INC.
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENT
TO PERMIT TWO SINGLE-DETACHED DWELLINGS
ON THE SOUTH SIDE OF CABOTO TRAIL
EAST OF GLENBAR GARDENS
FILES NOS. OP/ZA 15 163422 (10.3, 10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the report titled “PRELIMINARY REPORT, Caboto Meadows Inc., Applications for Official Plan and Zoning By-law Amendment to permit two single-detached dwellings on the south side of Caboto Trail, east of Glenbar Gardens, File Nos. OP/ZA 15 163422” 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

**8. PRELIMINARY REPORT
APPLICATION FOR A ZONING BY-LAW AMENDMENT
BY POOTHAPPILLAI JEYANANTHAN AND JEYANANTHAN SUMITHRA
TO CONSOLIDATE THE ZONING ON 9000 MCCOWAN ROAD
75 AND 77 HAVAGAL CRESCENT TO FACILITATE THE
CREATION OF TWO SINGLE DETACHED RESIDENTIAL LOTS
FILE NO.: ZA 15 176434 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the report dated March 7, 2016 titled “PRELIMINARY REPORT, Application for a Zoning By-law Amendment by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots”, be received; and,
- 2) That a Public Meeting be held to consider the application.

CARRIED

**9. PRELIMINARY REPORT
APPLICATION FOR ZONING BY-LAW AMENDMENT
BY MARKHAM WOODMILLS DEVELOPMENT INC.
NORTHWEST CORNER OF ELGIN MILLS ROAD AND
HIGHWAY 404 - CATHEDRAL SECONDARY PLAN AREA
FILE NO: ZA 15 138017 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the report dated March 7, 2016, titled “Application for Zoning By-law Amendment by Markham Woodmills Development Inc., Northwest corner of Elgin Mills Road and Highway 404 - Cathedral Secondary Plan area, File No: ZA 15138017”, be received; and,
- 2) That a Public Meeting be held to consider the application for Zoning By-law Amendment to rezone the lands at the northwest corner of Elgin Mills Road and Highway 404; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. CORRADGO GAZZE HOLDINGS LTD.
(C/o CHARLES SUTHERLAND)
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT
9700 9TH LINE
FILE: ZA 16 124169 (10.3, 10.5)
[Report](#)**

Staff identified the location of this development.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the Memorandum dated March 7, 2016 entitled “Corradgo Gazze Holdings Ltd. (c/o Charles Sutherland), Applications for Official Plan and Zoning By-law Amendment, 9700 9th Line, File: ZA 16 124169” be received; and,
- 2) That staff be authorized to schedule a Public Meeting at the next available opportunity to consider the Official Plan and Zoning By-law Amendment applications by Corradgo Gazze Holdings Ltd. (c/o Charles Sutherland), 9700 9th Line, File: OP/ ZA 16 124169; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. RECOMMENDATION REPORT
1297482 ONTARIO LTD.
7713 KENNEDY ROAD
APPLICATION FOR SITE PLAN APPROVAL
FOR A FOUR-STOREY, FIFTEEN-UNIT APARTMENT BUILDING
FILE NO. SC 13 129400 (10.6)
[Report](#)**

The applicant was in attendance to display renderings and to answer any questions regarding the Site Plan application for 7713 Kennedy Road. The Committee suggested a community meeting be held, and that improvements be considered for the exterior design with respect to the square box shape and the garage door at the front of the building.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Karen Rea

- 1) **That the application by 1297482 Ontario Ltd., 7713 Kennedy Road, Application for Site Plan Approval for a four-storey, fifteen-unit apartment building, File No. SC 13 129400, be deferred to allow the applicant to revise the building design, and for a community meeting to be held.**

CARRIED

**12. RECOMMENDATION REPORT
EBRAHIM JAVADY TORABI
REVISED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT SIX (6) SEMI-DETACHED DWELLINGS
AT 2968 ELGIN MILLS ROAD EAST
FILE NOS. OP 14 109571 & ZA 14 109571 (10.3, 10.5)
[Report](#)**

Biju Karumanchery, Director of Planning and Urban Design, provided background information on the proposal for six semi-detached dwellings.

John Yeh, area resident, questioned the permitted number of units within a Hamlet designation. Staff clarified the proposed Official Plan and Zoning By-law provisions, available servicing, and the transition compatibility of the proposal. Grading and other flood mitigation measures will be dealt with at the site plan stage.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Joe Li

- 1) **That the deputation by John Yew, regarding the applications by Ebrahim Javady Rorabi at 2968 Elgin Mills Road East, be received; and,**
- 2) That the report titled “RECOMMENDATION REPORT, Ebrahim Javady Toraby Revised Official Plan & Zoning By-law Amendment Applications to permit six (6) semi-detached dwellings at 2968 Elgin Mills Road East, File Nos. OP 14 109571 & ZA 14 109571” dated March 7, 2016, be received; and,
- 3) That the revised applications submitted by Ebrahim Javady Toraby, to amend the in force Official Plan (Revised 1987), as amended, the Markham Official Plan 2014 (not yet in force), Zoning By-laws 83-73 and 177-96, as amended, to permit six (6) semi-detached dwellings at 2968 Elgin Mills Road East be approved; and,
- 4) That the proposed amendment to the in force Markham Official Plan (Revised 1987), as amended, attached as Appendix ‘A’, and a corresponding amendment to the Markham Official Plan 2014 (partially approved on October 29, 2015), attached as Appendix ‘B’, be forwarded to Council for adoption; and,

- 5) That the proposed amendments to Zoning By-laws 83-73 and 177-96, as amended, attached as Appendix ‘C’, be forwarded to Council for approval and enacted without further notice; and,
- 6) That parkland dedication be provided as cash-in-lieu of parkland prior to Site Plan approval; and,
- 7) That Council authorize servicing allocation for six (6) semi-detached units (18.12 population) from the current servicing allocation reserve; and,
- 8) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 9) That the Region of York be advised of the servicing allocation for this development; and further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. CONSIDERATION OF YORK REGION
GROWTH SCENARIOS TO 2041 – UPDATE (10.0)**
[Report](#)

Marg Wouters, Senior Manager, Policy and Research, provided an update presentation on the York Region Growth Scenarios to 2041. At the October 19, 2015 DSC meeting, a staff report providing comments on the Region’s three draft growth scenarios to 2041 was deferred and staff were directed to consult with the public on the growth options before reporting back. As Regional Council has already given direction to Regional staff to bring forward a preferred scenario based on 40% intensification Region-wide, City staff are seeking further direction on timing for the public consultation. Of the three options presented, the Committee endorsed Option 1, consultation in early April, prior to Regional Council considering its preferred scenario. Following the public information meeting, staff will report back to Committee on public input received, and recommended comments for Council endorsement to be forwarded to the Region as input into their 2041 growth management exercise.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Valerie Burke

- 1) That the report entitled “Consideration of York Region Growth Scenarios to 2041 – Update” dated March 7, 2016 be received; and,

- 2) That given recent Regional Council decisions regarding a preferred growth scenario, staff be authorized to hold consultation **in early April, 2016, prior to Regional Council considering its preferred scenario; and further,**
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. MARKHAM PARKS AND OPEN SPACE STUDY
- PROPOSED STATEMENT OF WORK (6.3)**
[Report](#)

Catherine Jay, Manager, Urban Design, gave a presentation entitled “Markham Parks and Open Space – Proposed Statement of Work”. Background information was provided, and the work phases, scope of work, recommendations, and next steps were reviewed.

Discussions included: parkland for condominiums; review of the Parkland Dedication By-law; and ensuring the study is comprehensive and includes mapping, all significant green spaces, the Rouge National Urban Park, and a summary of all land ownership.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Logan Kanapathi

- 1) That the report “Markham Parks and Open Space – Proposed Statement of Work” be received and endorsed; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. NEW BUSINESS
DEVELOPMENT SERVICES COMMITTEE AGENDAS (10.0)**

The Committee discussed accommodating developers and their consultants with respect to the financial impacts of the wait time during Development Services Committee meetings, and directed that the order of business be conducted in future, as follows: 1) Consent; 2) Regular; 3) Presentations.

Moved by: Councillor Karen Rea
Seconded by: Councillor Alex Chiu

That staff be directed to prepare Development Services Committee agendas with the following order of business:

- 1) Consent
- 2) Regular
- 3) Presentations.

CARRIED

16. NEW BUSINESS
SECOND SUITES AND ROOMING HOUSES (10.0)

The Committee discussed regulating second suites and rooming houses, and received advice from the City Solicitor.

17. NEW BUSINESS
1820266 ONTARIO INC. (TIMES GROUP INC.)
4002/4022 HIGHWAY 7, APPLICATIONS FOR
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
FILE NOS.: OP/ZA 14 117506 (10.3, 10.5)

For information purposes, Regional Councillor Jim Jones provided a site plan demonstrating the proposed density transfer agreement for the development by 1820266 Ontario Inc. (Times Group Inc.) at 4002/4022 Highway 7. The proposal will be considered by Regional Council.

18. IN-CAMERA MATTERS (8.0)

Moved by: Councillor Valerie Burke
Seconded by: Councillor Amanda Collucci

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

- (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)]

Moved by: Councillor Alan Ho

Seconded by: Councillor Valerie Burke

That the Development Services Committee rise and report from the in-camera session 5:30 PM.

CARRIED

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

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

This item was deferred to the March 22, 2016 Council meeting.

- (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)]

This item was deferred to the March 29, 2016 Development Services Committee meeting.

ADJOURNMENT

The Development Services Committee meeting adjourned at 5:30 PM.

Alternate formats for this document are available upon request.
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