



## **Development Services Committee Minutes**

January 25, 2016, 9:00 AM to 1:00 PM

Council Chamber

Meeting No. 1

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### **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 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  
Trinela Cane, Commissioner of Corporate Services  
Catherine Conrad, City Solicitor  
Brenda Librecz, Commissioner of Community & Fire  
Services  
Alan Brown, Director of Engineering  
Biju Karumanchery, Director of Planning and  
Urban Design  
Brian Lee, Deputy Director of Engineering  
Alida Tari, Council/Committee Coordinator

### **Regrets**

Regional Councillor Jim Jones

The Development Services Committee convened at the hour of 9:05 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair.

### **Disclosure of Pecuniary Interest**

None disclosed.

**1. PRESENTATION OF SERVICE AWARDS (12.2.6)**

City of Markham Staff:

Ron M Lepage, Technician, Markham Theatre, Culture, 25 years

Michael Larbi, Engineering Technologist, Engineering, 15 years

Winson To, Mechanical Plans Examiner, Building Standards, 10 years

Elijah Snobel, Facility Operator III, Recreation Services, 10 years

Bessie Tsui-Ming Mok, Manager, Compensation & Benefits, Human Resources, 5 years

Sabrina Maria Bordone, Senior Planner, Planning & Urban Design, 5 years

Diane Al Samek, Senior Advisor, Marketing & Communications, Corporate Communications & Community Engagement, 5 years

**2. SMART COMMUTE  
GOLD WORKPLACE DESIGNATION 2016 (12.2.6)**

[Letter](#)

Jim Baird, Commissioner of Development Services provided a brief introduction on this matter.

On behalf of Metrolinx, Flo McLellan, Program Director, Smart Commute Markham, Richmond Hill was in attendance to present the 2016 Smart Commute Gold Workplace designation certificate to Brian Lee, Deputy Director of Engineering as the City representative on Smart Commute.

The Smart Commute Gold Workplace designation is granted to outstanding workplaces that demonstrate innovation, focus on measuring their success and achieve significant positive outcomes and demonstrated success in convincing their employees to choose other ways to get to work than driving alone.

The Workplace Designation program rewards efforts that grow over time by implementing new initiatives that help more commuters choose alternatives to driving alone, and continue to engage commuters at your workplace on a regular basis.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Valerie Burke

That the presentation regarding 2016 Smart Commute Gold Workplace be received.

Carried

**3. APPLICANT PRESENTATION  
REMINGTON GROUP (MARKET VILLAGE MARKHAM)  
4390 STEELES AVENUE EAST – APPLICATION FOR  
SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT  
FILE NO. SC 07 128832) (10.6)**  
[Presentation Memo](#)

Jim Baird, Commissioner of Development Services addressed the Committee and provided some opening remarks relative to the proposed application for site plan approval for a commercial development from Remington Group (Market Village Markham) 4390 Steeles Avenue East.

Randy Pettigrew, Remington Group addressed the Committee and provided some comments relative to their application. He indicated that there will be future phased applications that will include some residential components.

Sean Lawrence, Kohn Partnership Architects delivered a PowerPoint presentation with respect to the site plan application for a commercial development from Remington Group (Market Village Markham) 4390 Steeles Avenue East.

The Committee discussed the following with respect to the proposed site plan application for a commercial development from Remington Group (Market Village Markham) 4390 Steeles Avenue East:

- Parking (surface and underground)
- Indoor pedestrian connections between Market Village and Pacific Mall
- Potential parking connection between Market Village and Pacific Mall
- TTC bus stop potentially being re-routed into the Remington site
- Ensuring parking is accommodated for if the surface parking is replaced with residential units
- Pedestrian connections to the north of the site (across Steeles Avenue)
- Required modifications for the existing cross easements
- Should the site plan approval be delegated back to Development Services Committee or delegate to Director of Planning with an update to Development Services Committee in approximately 6 months
- Consider incorporating gender neutral washrooms and facilities for nursing mothers into plan
- Consider providing shuttle bus service
- How will existing tenants be dealt with during construction
- Access roads – any future potential to change
- Pedestrian and bicycle access to Old Kennedy Road over railway
- Future phase of development to include residential uses

The Committee requested that staff include the following additional conditions of site plan approval:

- Include the clause requested by Mary Flynn-Guglietti, on behalf of Pacific Mall Development but specify it is in relation to cross easements

- Integrated pedestrian access and include protecting for future interior connection between Remington Centre (Market Village Markham) and Pacific Mall
- Amend wording for bus, shuttle bus or any transit access point, pick up and drop off to be included in the final drawings
- That Remington report back with further design regarding the Urban Square located south of Remington Centre and Steeles Avenue once the grading of Steeles Avenue has been resolved through the Environmental Assessment

The Committee suggested that staff continue negotiations with Metrolinx and GO to ensure that the future platform design serves both the north and south side of Steeles Avenue.

The Committee requested that staff provide an update at a future Development Services Committee meeting regarding the Environmental Assessment for the Steeles Avenue grade separation in pertaining to cross easements for access and circulation.

Mary Flynn-Guglietti from McMillan on behalf of Pacific Mall Developments addressed the Committee regarding the proposed application for site plan approval for a commercial development from Remington Group (Market Village Markham) 4390 Steeles Avenue East and requested a condition of site plan approval.

Robert Kerzner, Kennedy Steeles Holdings Limited addressed the Committee with respect to the proposed application for site plan approval for a commercial development from Remington Group (Market Village Markham) 4390 Steeles Avenue East and spoke in support of the proposed phase 1 development from Remington Group (Market Village Markham) subject to the condition requested by Pacific Mall Development.

Moved by Mayor Frank Scarpitti  
Seconded by Deputy Mayor Jack Heath

- 1) That the staff memorandum dated January 25, 2016 titled “APPLICANT PRESENTATION, Remington Group (Market Village Markham), 4390 Steeles Avenue East, Application for site plan approval for a commercial development, File No. SC 07 128831,” be received; and,
- 2) That the presentation by representatives of the Remington Group, be received; and,
- 3) That Development Services Committee affirm its endorsement, in principle, of the subject application and **that site plan agreement be prepared simultaneously as work is completed towards final site plan endorsement; and,**

- 4) That final site plan approval be delegated to the Director of Planning and Urban Design, to be issued (Site Plan Approval is issued only when the Director of Planning and Urban Design or his designate has signed the site plan “approved”) when the following conditions have been met:
  - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix “A” **as amended by Development Services Committee at its meeting on January 25, 2016, and including reference to cross easements for access circulation; integrated pedestrian access including protection for interior connection with Pacific Mall; bus and shuttle bus access with pick up and drop off on site; and a future urban square adjacent to Steeles Avenue; and**
  - The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development; and,
- 5) **That staff be directed to continue negotiations with Metrolinx and GO on the future platform design to ensure it serves both the north and south side of Steeles Avenue; and,**
- 6) **That staff be directed to report back to Development Services Committee in approximately six (6) months; and,**
- 7) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

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

Moved Mayor Frank Scarpitti  
Seconded by Regional Councillor Nirmala Armstrong

- 1) **That the following presentation be deferred to a future Development Services Committee meeting.**

Carried

**5. UPDATE ON WHISTLE CESSATION  
ON STOUFFVILLE GO LINE (5.12)**

[Presentation](#)

Brian Lee, Deputy Director of Engineering delivered a PowerPoint presentation providing an update on the whistle cessation on Stouffville GO line.

The Committee discussed the following with respect to the whistle cessation on the Stouffville GO Line:

- Hold a Community Information meeting in March 2016
- Update the information on the City's Portal to include today's presentation
- Requested that staff e-mail all their contacts from previous meetings and provide the link to the updated City Portal information
- Importance of continuing negotiations with Metrolinx
- Ensure there is an educational component
- Staff report back in June rather than September 2016

Peter Miasek, Unionville Ratepayers Association addressed the Committee regarding the whistle cessation on Stouffville GO line and spoke in support of the staff recommendations. He stated concerns with the proposed schedule timeline.

Shanta Sundarason, Markham resident addressed the Committee with respect to the whistle cessation on Stouffville GO line and stated support for the proposed pedestrian safety barriers. She stated concerns with the implementation of the proposed work schedule to be completed by Summer 2018. She asked the following questions: how will staff ensure all dates will be adhered to? What project safeguards have staff incorporated in the plan to ensure all dates and milestones are achieved? Which monitoring mechanisms are being used to ensure no milestones are missed? Does staff commit to providing milestone updates to interested residents as to the progress achieved and steps taken to deliver whistle cessation?

Phillip Blachier, Markham resident addressed the Committee regarding the whistle cessation on Stouffville GO line and spoke in support of the staff recommendations.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

- 1) That the presentation provided by Brian Lee, Deputy Director of Engineering entitled "Update on Whistle Cessation on Stouffville GO Line" be received; and,
- 2) That Metrolinx and York Region be requested to agree to safety reports and associated crossing upgrades; and,
- 3) That Staff be authorized to start the detailed design process; and,
- 4) That Staff be authorized, if necessary, to front-end the full cost of the design process estimated at \$550-\$660k for all 13 crossings; and,

- 5) That staff be directed to hold Community Information Meeting in March 2016; and,
- 6) That the Mayor & Clerk be authorized to enter into agreements or memorandum of understanding with Metrolinx and York Region for funding partnership for detailed design up to a limit of \$660k (including staff administration fees and tax impact); and further,
- 7) That Staff provide a further progress update in June 2016

Carried

**6. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- November 30, 2015 (10.0)**

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

That the minutes of the Development Services Committee meeting held November 30, 2015, be confirmed.

Carried

**7. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- December 1, 2015 (10.0)**

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

That the minutes of the Development Services Public Meeting held December 1, 2015, be confirmed.

Carried

**8. HERITAGE MARKHAM COMMITTEE MINUTES  
- December 9, 2015  
- January 13, 2016 (16.11)**

[Dec. 9](#) [Jan. 13](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

That the minutes of the Heritage Markham Committee meetings held December 9, 2015 and January 13, 2016, be received for information purposes.

Carried

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

**-November 19, 2015 (16.34)**

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held November 19, 2015, be received for information purposes.

Carried

**10. ACCEPTANCE FOR MAINTENANCE OF  
PLAN OF SUBDIVISION**

**REGISTERED PLAN NUMBERS:**

**65M-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290, 65M-4312 (10.7)**

[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision” Registered Plan Numbers 65M-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290 and 65M-4312 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290 and 65M-4312 be Accepted for Maintenance; and,
- 3) That by-laws as shown on Attachment ‘G’, be enacted by Council to establish each of the roads within the residential subdivisions as a public highway of the City of Markham; and,
- 4) That the Community Services Commission accepts the responsibility for operating and maintaining the infrastructure within the subdivisions as part of the City’s system; and,
- 5) That the Acceptance for Maintenance Period commence as of September 1, 2015, which is the date the subdivisions were eligible for acceptance; and,
- 6) That acceptance of the subdivisions be taken into consideration in future operating budgets; and,
- 7) That the by-law as shown on Attachment ‘H’, to amend Schedule ‘12’ of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be approved; and,



- 8) That the by-law as shown on Attachment ‘I’, to amend Schedule ‘A’ of the Speed By-law #105-71, by including a maximum speed of 40 kilometers per hour for the streets indicated, be approved; and,
- 9) That the by-law as shown on Attachment ‘J’, to amend Schedule ‘C’ of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be approved; and,
- 10) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the final two year guarantee periods have been completed; and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**11. INFORMATION REPORT  
2015 FOURTH QUARTER UPDATE OF THE  
STREET AND PARK NAME RESERVE LIST (10.14)**  
[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

- 1) That the report titled ‘Information Report 2015 Fourth 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

**12. REQUEST FOR DEMOLITION  
DETACHED ACCESSORY BUILDING  
4 PETER STREET, MARKHAM VILLAGE (16.11, 10.13)**  
[Report](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

- 1) That the staff report entitled “Request for Demolition-Detached Accessory Building, 4 Peter Street, Markham Village”, dated January 25, 2016 be received; and,
- 2) That Council endorse the demolition of the detached accessory building at 4 Peter Street located within the Markham Village Heritage Conservation District; and further,

- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**13. REQUEST TO CALL A PUBLIC MEETING  
TIMES GROUP CORPORATION  
SOUTH OF HIGHWAY 7, EAST OF BAYVIEW AVENUE  
BLOCK 45 AND PART OF BLOCK 49, PLAN 65M-3226  
AND BLOCK 3, PLAN 65M-3575  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
APPLICATIONS TO PERMIT A RESIDENTIAL DEVELOPMENT  
AND AN OFFICE BUILDING  
FILE NO.: OP 13 131100 AND ZA 14 131100 (10.3, 10.5)  
[Memo](#)**

Moved by Councillor Alex Chiu

Seconded by Councillor Valerie Burke

- 1) That the Staff memorandum dated January 25, 2016 entitled “Request to call a Public Meeting, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment Applications to permit a residential development and an office building, File No.: OP 13 131100 and ZA 14 131100” be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Times Group Corporation to permit the proposed development on Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

Carried

**14. APPLICANT PRESENTATION  
REMINGTON GROUP (MARKET VILLAGE MARKHAM)  
4390 STEELES AVENUE EAST – APPLICATION FOR  
SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT  
FILE NO. SC 07 128832) (10.6)  
[Letter - McMillan](#) [Letter - Velta Mussellam](#)**

**Note: For applicant presentation and staff memorandum, see Item #3.**

Moved by Mayor Frank Scarpitti  
Seconded by Deputy Mayor Jack Heath

That the correspondence dated January 21, 2016 from Mary Flynn-Guglietti, McMillan providing comments regarding the above subject matter be received; and,

That the correspondence dated January 22, 2016 from Velta Mussellam providing comments regarding the above subject matter be received.

Carried

**15. NEW BUSINESS (16.0)**

The items of New Business were deferred to the January 25, 2016 Council meeting.

**16. INDIA BUSINESS MISSION (10.16)**

**The following recommendation was referred directly to the January 25, 2016 Council meeting:**

Whereas the report entitled “*India Business Mission January 30 – February 9, 2016*” received by Markham City Council at its meeting held on October 13, 2015 included a process for extending approval for additional Council Members to attend the India Business Mission at their own expense subject to Council approval; and,

Whereas Councillor Amanda Collucci has expressed a desire to attend the India Mission; and,

Now therefore be it resolved that Council approve the attendance of Councillor Amanda Collucci on the India Business Mission scheduled from January 30 – February 9, 2016, at her own expense.

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 1:11 PM.

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