



Development Services Committee Minutes

November 2, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 21

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Alex Chiu
Vice-Chair: Councillor Alan Ho

Transportation Issues

Chair: Regional Councillor Joe Li
Vice-Chair: Regional Councillor Nirmala Armstrong

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Sabrina Bordone, Senior Planner
Alain Cachola, Senior Manager, Infrastructure and Capital Projects
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Huyen Hare, Senior Business Development Officer
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Director of Planning and Urban Design
Richard Kendall, Manager, Central District
Brian Lee, Deputy Director of Engineering
Sandra Tam, Senior Business Development Officer
Andrea Wilson-Peebles, Assistant City Solicitor
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alex Chiu assumed the Chair for Economic Development item, No. 2.

The Committee recessed from 1:18 p.m. to 2:10 p.m.

DISCLOSURE OF PECUNIARY INTEREST – None declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

James Baird, Commissioner, Development Services, Development Services Commissioner's Office, 35 years

Anne Lau, Matching Clerk, Financial Services, 25 years

H. James Jones, Regional Councillor, Mayor & Council, 20 years

Shane Harrison, Firefighter, Fire & Emergency Services, 15 years

Brian Snooks, Firefighter, Fire & Emergency Services, 15 years

Chris Tamaya, Firefighter, Fire & Emergency Services, 15 years

Daniel Makort, Firefighter, Fire & Emergency Services, 15 years

David Swain, Firefighter, Fire & Emergency Services, 15 years

Chad Kearns, Firefighter, Fire & Emergency Services, 15 years

Alex Pompilio, Firefighter, Fire & Emergency Services, 15 years

Robert McVicar, Captain, Fire & Emergency Services, 15 years

Colin Quinn, Firefighter, Fire & Emergency Services, 15 years

Wayne Hoover, Firefighter, Fire & Emergency Services, 15 years

Matthew Keay, Firefighter, Fire & Emergency Services, 15 years

Terrance Hayduk, Firefighter, Fire & Emergency Services, 15 years

Robert Pittelli, Firefighter, Fire & Emergency Services, 15 years

Karl Sitta, Building Inspector II, Building Standards, 15 years

Leo Galang, Facility Operator II, Recreation Services, 15 years

Rachel Shumski, Gardener, Operations, 15 years

Freda Mo, Website Administrator ITS, Information Technology Services, 15 years

Kishor Soneji, Senior Accountant, Financial Services, 10 years

Gary Restoule, Hall Attendant, Markham Theatre, Culture, 10 years

Dean McDermid, Working Supervisor, Operations, 10 years

Stuart Hawkins, Senior By-Law Enforcement & Licencing Clerk, Legislative Services, 10 years

Brett Adams, Provincial Offences Officer II, Legislative Services, 10 years

Janelle Baldwin, Zoning Examiner, Building Standards, 10 years

Teresa Cabral, Architectural Examiner, Building Standards, 10 years

Ryan McKillop, Fitness Counsellor, Recreation Services, 10 years

Sepideh Bagheri-Majdi, Senior Development Engineer, Engineering, 5 years

Stephen Plese, Sweeper Operator, Operations, 5 years

Peter Horvath, Supervisor - Customer Service Response Waterworks, Environmental Services, 5 years

Tyler Burns, Operations Labourer/Driver, Operations, 5 years

Calvin Northover, Truck Driver, Operations, 5 years

Michael Benincasa, Operations Labourer/Driver, Operations, 5 years

Michael Lafete, Engineering Technologist/Inspector, Engineering, 5 years

Charlie Gowan-Turpin, Public Services & Records Coordinator, Legislative Services, 5 years

2. BILD AWARD FOR UPPER UNIONVILLE (12.2.6)

Jim Baird, Commissioner of Development Services, introduced Dave Stewart of TACC. Mr. Stewart presented the prestigious BILD award to the City of Markham, for achievement in the ‘Places to Grow, Low-rise’ category for the Upper Unionville project, in partnership with TACC. Mayor Frank Scarpitti and Council congratulated TACC and noted the collaborative effort that can achieve such industry excellence.

3. IN-CAMERA MATTER (11.0)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

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) LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS (COLLECTIVE BARGAINING UPDATE) (11.0) [Section 239 (2) (d)]

CARRIED

Moved by: Councillor Alex Chiu

Seconded by: Councillor Valerie Burke

That the Development Services Committee rise and report from the in-camera session at 10:48 AM.

CARRIED

- (1) LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS (COLLECTIVE BARGAINING UPDATE) (11.0) [Section 239 (2) (d)]

The Committee consented to not report out on this matter.

**4. NEW BUSINESS
72 MAIN STREET S., MARKHAM (10.0)**

Ryan and Rebecca Mitchell, owners of 70 Main Street S., Markham, made a deputation to the Committee regarding the reconstruction of the driveways at 70 and 72 Main Street S., Markham, following construction of the Vinegar Dip bridge on Main Street South. Mr. Mitchell displayed before and after photographs, and explained his concerns regarding turning movements.

Alain Cachola, Senior Manager, Infrastructure and Capital Projects, displayed before and after photographs taken by staff and discussed the turning radius, the weight limitations, and the improvements made to the driveways and retaining walls. The Committee discussed options for alternate access to the properties, and requested confirmation that emergency vehicles had been

able to access the driveway previously. The Committee directed staff to provide an update at the next Council meeting, as funding may be required and this is a time-sensitive matter for the residents.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Karen Rea

That the deputation by Ryan and Rebecca Mitchell, regarding reconstruction of the driveways at 70 and 72 Main Street S., Markham, be received; and,

That the request for improvements to the driveways be referred to staff to determine options and report to the next Council meeting.

CARRIED

**5. MARKHAM 2020: SUCCESS BY DESIGN
FOCUS ON GLOBAL BUSINESS STRATEGIES (10.16)**

[Presentation](#)

Stephen Chait, Director of Economic Development, introduced this presentation.

Sandra Tam, Senior Business Development Officer, gave a presentation entitled "Markham 2020: Success by Design - Focus on Global Business Strategies". The presentation included an overview of Markham 2020 and discussed:

- Annual plans for “Build a Branded Markham” and “Build a Global Markham”
- Markham’s Economic Alliance Program (EAP)
- Investment Attraction Programs
- Markham’s international strategy focuses on strategic growth sectors and international relationships
- Sector performance
- MNEs (Multinational Enterprises) that came to Markham
- Markham is the leader in attracting foreign investments
- There is a significant increase in FDI (Foreign Direct Investment) from Asia Pacific – Markham has achieved a reputation as a gateway to the North American market
- MNE’s contribution to job creation and Markham’s economic vitality
- MNE’s contribution to innovative Markham, quality of life, and community involvement
- FDI projects and new investors bring benefit and opportunities for Markham’s economy
- Advantages and challenges to attracting MNEs and FDIs
- Economic Development challenges

The Committee had questions regarding Markham’s sister-cities; the number of jobs created by small enterprises; the top employers in Markham; future potential job creation; providing prestige residential options for business owners; the value of the Venture Lab; incentives to attract businesses in today’s global market; retention of our youth and talented people, in competition with downtown Toronto; Markham advantages in attracting MNEs and FDIs; and, ensuring the GTA Economic Development Agency does not focus exclusively on Toronto.

Moved by: Councillor Alan Ho
Seconded by: Councillor Amanda Collucci

That the presentation provided by Sandra Tam, Senior Business Development Officer entitled "Markham 2020: Success by Design - Focus on Global Business Strategies" be received.

CARRIED

**6. DEVELOPMENT SERVICES COMMITTEE MINUTES
- October 19, 2015 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Amanda Collucci

That the minutes of the Development Services Committee meeting held October 19, 2015, be confirmed.

CARRIED

**7. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- October 20, 2015 (10.0)**
[Minutes](#)

A correction was made for item # 3, Terra Gold (McCowan Properties) Inc. and Terra Gold (Wallasey) Properties Inc.

Moved by: Councillor Alex Chiu
Seconded by: Councillor Amanda Collucci

That the minutes of the Development Services Public Meeting held October 20, 2015, be confirmed as amended.

CARRIED

**8. HERITAGE MARKHAM COMMITTEE MINUTES
- October 21, 2015 (16.11)**
[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Amanda Collucci

That the minutes of the Heritage Markham Committee meeting held October 21, 2015, be received for information purposes.

CARRIED

**9. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-September 17, 2015 (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 September 17, 2015, be received for information purposes.

CARRIED

**10. PRELIMINARY REPORT
1307306 ONTARIO LTD. & 1307307 ONTARIO LTD.
(WHITTAMORE'S FARM)
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO ALLOW FOR THE FUTURE SEVERANCE OF
THREE RESIDENTIAL DWELLINGS ON PORTIONS OF THE
SUBJECT LANDS, MUNICIPALLY KNOWN AS 7150, 7186 AND
7200 11TH CONCESSION
FILES ZA 15-152217 & OP 15-152217 (10.3, 10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the report titled "PRELIMINARY REPORT, 1307306 Ontario Ltd. & 1307307 Ontario Ltd (Whittamore's Farm), Proposed Official Plan and Zoning By-law Amendments to allow for the future severance of three residential dwellings on portions of the subject lands, municipally known as 7150, 7186 and 7200 11th Concession, Files ZA 15-152217 & OP 15 152217, dated September 8, 2015, 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

**11. REQUEST FOR DEMOLITION
FOUNDATION AND REAR ADDITION
JONATHAN GOWLAND HOUSE
598 WILFRED MURISON AVENUE
FILE NO.:15 172782 DP (16.11 & 10.13)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the staff report entitled “Request for Demolition – Foundation and Rear Addition, Jonathan Gowland House, 598 Wilfred Murison Avenue ”, dated November 2, 2015 be received; and,
- 2) That Council endorse the demolition of the foundation and rear addition of the Jonathan Gowland House in preparation for its relocation; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution;

CARRIED

**12. REQUEST FOR DEMOLITION
SINGLE DETACHED DWELLING
24 ROUGE ST., MARKHAM VILLAGE (16.11 & 10.13)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the staff report entitled “Request for Demolition – Single Detached Dwelling, 24 Rouge Street, Markham Village ”, dated November 2, 2015 be received; and,
- 2) That Council endorse the demolition of the non heritage dwelling at 24 Rouge 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. DEVELOPMENT FEE AND BUILDING FEE
BY-LAWS UPDATE (2016) (10.0)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the Report titled “Development Fee and Building Fee By-laws Update (2016)”, dated November 2, 2015 be received, and,
- 2) That the proposed amendments be referred to the Development Services Committee Public Meeting to be held on December 1, 2015, and,
- 3) That staff report back in early 2016 with an update to the City’s Fee Model and Development Fee By-law as necessary to ensure appropriate fees are being collected to reasonably reflect anticipated costs associated with staff review and processing of development applications, and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. TERMS OF REFERENCE AND WORK PROGRAM
FOR CHARRETTE STUDY OF UNIONVILLE HOME SOCIETY AREA (10.0)**

[Memorandum](#)

Debra Cooper Burger, representing the Unionville Home Society, provided some background on the organization as a charitable, non-profit, service provider in the community for many years. Ms. Berger expressed concern for the charrette process and unintended consequences that may result regarding duplication of efforts as well as causing delays to their project.

Don Given of Malone Given Parsons Ltd. representing Minto Communities Canada, in partnership with the Unionville Home Society and the Region of York, advised of his concern for the Terms of Reference with respect to determining the type and mix of housing units, as this aspect should be left to the proponent to work through the consultation and application processes. Mr. Given suggested that a City initiated charrette process may delay the tight time line for this program and may put the development at risk, as it must be financially viable. The proponents are intending to undertake their own process of community consultation including a design charrette.

The Committee discussed the Unionville Home Society and development partners’ program and their commitment to this project, and suggested merging the City and UHS processes together. Mr. Givens agreed to work with City.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That correspondence from Don Given, Malone Given Parsons regarding the Charrette Study for the Unionville Home Society area, be received; and,
- 2) That deputations by Don Given, Malone Given Parsons and Debra Cooper Burger, Unionville Home Society regarding the Charrette Study for the Unionville Home Society area; and further,
- 3) **That consideration of the Terms of Reference and Work Program be deferred to the Development Services Committee meeting of November 16, 2015, to allow Don Givens to work with the Commissioner of Development Services on an agreeable joint work and consultation plan.**

CARRIED

**15. RECOMMENDATION REPORT
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
APPLICATION FOR ZONING BY-LAW AMENDMENT
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. ZA 15 244500 (10.5)**

[Report](#)

Robert Mok representing the Downtown Markham Ratepayers Association, made a deputation to outline their concerns regarding the date of the staff report and the developer's sales efforts predating Council approval, and their opposition to the proposal based on: traffic congestion; loss of employment opportunities; the additional live-work units; the extension of Clegg Road; design, amenity, and Downtown Markham concept elements that still have to be introduced; the Traffic Impact Study; and parking issues. Mr. Mok provided a copy of his deputation and requested a written response from staff.

Staff responded to the questions and statements by Mr. Mok, and advised that there is nothing in provincial legislation that precludes the developer from going to market on high density products prior to municipal approval, and advised that the site plan application will come forward at a later date. The date of the staff report was corrected to November 2, 2015.

The Committee discussed employment use and intensification in Markham Centre, and suggested that the developer provide a brochure for the public to clarify development that will occur in area. Discussions included the Clegg Road extension, intersection improvements, shadowing, the number of retail and live-work units, and constructing the park. The Committee directed that the park and the building be completed concurrently.

Randy Pettigrew, representing the applicant, agreed to construct the park concurrently with the building, with the understanding that the park design is approved in a timely manner and that the park will be funded by Development Charges, front-ended by the developer.

Discussions included the shared visitor and retail parking. Staff are satisfied with the minor reduction to 1.15 spaces per unit, as the site is at the transit stop and shared parking is encouraged for accessory uses. The Committee suggested the parking standards for Markham Centre be reviewed and that the parking analysis for this development be examined. With respect to sustainability, staff advised that there is a comprehensive checklist in the Markham Centre performance measures. Concern was expressed for some buildings of other developers in the area that have had significant bird strikes. Sustainability staff were asked to approach those building owners in this regard.

The use of the ENVAC automatic waste collection system was suggested. The City is still preparing a feasibility study for the system, so it not practical for this development; however members of the Committee asked the developer to consider how the interior design may enable future retrofitting.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the report dated **November 2**, 2015 titled “RECOMMENDATION REPORT, Ruland Properties Inc. (The Remington Group), Application for Zoning By-law Amendment 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. ZA 15 244500” be received; and,
- 2) That the application submitted by Ruland Properties Inc. (The Remington Group) to amend Zoning By-law 2004-196, as amended, be approved and that Staff continue to work with the Applicant on finalizing the implementing Zoning By-law Amendment, to be brought forward for approval at a future Council meeting; and,
- 3) **That the park be completed concurrently with the building; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

16. NEW BUSINESS

ON-STREET PARKING (2.17)

A Committee member requested an updated review of on-street parking, further to the Parking Study provided a few years ago, with respect to options and exceptions to address any issues that have arisen. Staff will report back to the Committee on the feasibility of a city-wide resident survey.

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:33 PM.

Alternate formats for this document are available upon request.