



Development Services Committee Minutes

October 19, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 20

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 Nirmala Armstrong
Councillor Valerie Burke
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
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Geoff Day, Senior Planner, Zoning & Special Projects
Huyen Hare, Senior Business Development Officer
Christina Kakaflikas, Manager, Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Sandra Tam, Senior Business Development Officer
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Joe Li
Councillor Alan Ho

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. Councillor Alex Chiu assumed the Chair for Economic Development item No. 3.

The Committee recessed between 1:10 and 1:57 p.m.

DISCLOSURE OF PECUNIARY INTEREST – None declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Laurie Canning, Manager of Fleet and Supplies, Operations, Operations, 30 years
Stephen Matunin, Acting Manager, Parkshops, Operations, 30 years
Lora Mae Wells, Community Manager, Recreation Services, 30 years
Alan Scott Currie, Field Supervisor & Trainer, Building Standards, 30 years
William Snowball, Fire Chief, Fire & Emergency Services, 30 years
James Fitzpatrick, Firefighter, Fire & Emergency Services, 30 years
Mark Smith, Working Supervisor, Waterworks, Environmental Services, 25 years
George Chan, Mechanical Engineer, Building Standards, 25 years
Philip Eades, Firefighter, Fire & Emergency Services, 25 years
Ramini Sivananthan, Cash Control Supervisor, Financial Services, 20 years
Aisha Ravalia, Tax Adjustments Clerk, Financial Services, 20 years
Vellupillai Nantheeswarar, Building Inspector II, Building Standards, 20 years
Peter Loukes, Director of Environmental Services, Environmental Services, 20 years
Stephen Chait, Director, Economic Development, Economic Development, 20 years
Michael Smallwood, Captain, Fire & Emergency Services, 20 years
John Toon, Firefighter, Fire & Emergency Services, 20 years
Mark Smith, Firefighter, Fire & Emergency Services, 20 years
Stephan Belisle, Firefighter, Fire & Emergency Services, 20 years
Christopher Nearing, District Chief, Fire & Emergency Services, 20 years
Tom Kirkpatrick, Firefighter, Fire & Emergency Services, 20 years
John Kennelly, Captain, Fire & Emergency Services, 20 years
Dennis Keenan, Firefighter, Fire & Emergency Services, 20 years
Randy Kitchener, Firefighter, Fire & Emergency Services, 20 years
Douglas McKnight, Captain, Fire & Emergency Services, 20 years
Ron Blake, Senior Development Manager, Planning & Urban Design, 15 years
Abigail Whiting, Tax Mortgages Clerk, Financial Services, 15 years
Cheryl-Elaine Parker, Accounts Payable Clerk, Financial Services, 15 years
Donna Saumier, Alarm Room Operator, Fire & Emergency Services, 15 years
Doriana Cabeceiras, Administrative Assistant, Art Gallery, Culture, 15 years
Stephen Geyer, GIS Analyst I, Information Technology Services, 15 years
Wilson Wong, Application Support Specialist, Information Technology Services, 15 years
Chitra Jayakrishnan, Public Services Assistant, Legislative Services, 15 years
Anna Antoniadis, Certification & Compliance Coordinator, Environmental Services, 10 years
Kishor Soneji, Senior Accountant, Financial Services, 10 years
German Abaca, Asset Management Technician, Asset Management, 10 years
Robert Blackstock, General Maintenance, Operations, 10 years
Carol Manning, Community Program Supervisor, Recreation Services, 10 years
Jun Li, Senior Graphic Designer, Corporate Communications
& Community Engagement, 10 years
Greg Cookson, Application Support Specialist, ITS, Information Technology Services, 10 years
Kristy Di Bon, Fire Prevention Officer, Fire & Emergency Services, 5 years
Francesco Pizzulo, Operations Labourer/Driver, Operations, 5 years
Chun Tao Zhang, Application Support Specialist, Information Technology Services, 5 years

2. BILD AWARD FOR UPPER UNIONVILLE (12.2.6)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the BILD Award be deferred to a future meeting.

CARRIED

3. MARKHAM 2020: SUCCESS BY DESIGN (10.16)

[Presentation](#)

Jim Baird, Commissioner of Development Services, introduced the presentation.

Christina Kakaflikas, Manager, Special Projects gave a presentation entitled "Markham 2020: Success By Design". The presentation explained the context of Markham: 2020, priority sectors, sector performance 2007-2014, and provided a summary analysis. Markham is seeing growth across all priority sectors, and the employment base is diversifying. The labour force distribution was reviewed, and it was noted that the majority of priority sector employees live within a 20 km radius of work. Strength, weaknesses, opportunities and threats were compared between 2008 and 2015. Markham is still regarded as Canada's High Tech Capital.

Public meetings will be held in October and November to engage stakeholders and further presentations will be made to the public and to Development Services Committee in the next few months.

The Committee discussed employment land conversions, strategies for providing affordable housing and related statistics on income, transportation infrastructure needed to support businesses, transit issues, attracting industries back to North America, attracting millennials, flexible zoning to permit employment uses, and information on travel time versus travel distance.

The Committee acknowledged the attendance of representatives of the TD Bank, one of the top employers in Markham. Discussions included the factors that attract employers to Markham.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Amanda Collucci

That the presentation provided by Christina Kakaflikas, Manager, Special Projects entitled "Markham 2020: Success By Design" be received.

CARRIED

**4. DEVELOPMENT SERVICES COMMITTEE MINUTES
- October 5, 2015 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Committee meeting held October 5, 2015, be confirmed.

CARRIED

**5. PRELIMINARY REPORT, YANLI ZHANG
ZONING BY-LAW AMENDMENT TO PERMIT
THE DEVELOPMENT OF TWO SINGLE DETACHED DWELLINGS
AT 344 STEELES AVENUE EAST
FILE NO. ZA 14 117680 (10.5)**

[Report](#)

A Committee member noted concern for the protection of the mature trees on the site, and suggested that a townhouse development may be better suited at this location. Staff will discuss this option with the developer.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Don Hamilton

- 1) That the report titled “Preliminary Report, Yanli Zhang, Zoning By-law Amendment to permit the development of two single detached dwellings at 344 Steeles Avenue East, File No. ZA 14 117680,” dated September 22, 2015, be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. PRELIMINARY REPORT
MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.
ZONING BY-LAW AMENDMENT APPLICATION TO
PERMIT A TOWNHOUSE DEVELOPMENT
AT 7350 & 7360 MARKHAM ROAD
FILE NO: ZA 15 156659 (10.5)**

[Report](#)

Staff and the Committee discussed the approval process and the outstanding issues for this proposal. Staff will bring the application forward to the Public Meeting when issues have been resolved. The Ward Councillor indicated a community meeting may be held.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the report dated October 19th, 2015 titled “Preliminary Report, Markham (7350 Highway 48) Holdings Inc., Zoning By-law Amendment application to permit a townhouse development at 7350 Markham Road, File No: ZA 15 156659” , be received; and,
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Zoning By-law Amendment application; and further,
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. REQUEST FOR DEMOLITION
SINGLE DETACHED DWELLING
27 PRINCESS ST., MARKHAM VILLAGE (16.11)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) That the staff report entitled “Request for Demolition – Single Detached Dwelling, 27 Princess Street, Markham Village”, dated October 19, 2015 be received; and,
- 2) That Council endorse the demolition of the non heritage dwelling at 27 Princess 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

**8. HERITAGE EASEMENT AGREEMENT FOR
HERITAGE PROPERTY TAX REDUCTION PROGRAM
8965 WOODBINE AVENUE (16.11)**
[Report](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

- 1) That the staff report titled “Heritage Easement Agreement for Heritage Property Tax Reduction Program, 8965 Woodbine Avenue”, dated October 19, 2015, be received; and,

- 2) That the Mayor and Clerk be authorized to execute a Heritage Easement Agreement with the property owners of 8965 Woodbine Avenue, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. PRELIMINARY REPORT
1659139 ONTARIO INC. (HBNG HOLBORN GROUP)
BLOCKS 299, 300 AND 301, PLAN 65M-4026
NORTH OF ELGIN MILLS ROAD
WEST OF WOODBINE AVENUE BY-PASS
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS, AND
DRAFT PLAN OF SUBDIVISION APPROVAL
FILE NO.'S: OP 13 116651 AND ZA/SU 15 116651 (10.3, 10.5, 10.7)
[Report](#)**

The Committee and staff discussed the approval process and outstanding issues on this proposal.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

- 1) That the report dated October 19, 2015 titled, “PRELIMINARY REPORT, 1659139 Ontario Inc. (HBNG Holborn Group), Blocks 299, 300 and 301, Plan 65M-4026, North of Elgin Mills Road, west of Woodbine Avenue By-pass, Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval”, be received; and,
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval submitted by 1659139 Ontario Inc. (HBNG Holborn Group); and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. CITY OF MARKHAM COMMENTS ON
YORK REGION DRAFT GROWTH SCENARIOS TO 2041 (10.0)**
[Memo](#) [Report](#) [Corrected Table 1](#)

On October 5, 2015, Development Services Committee deferred consideration of the above subject matter to the meeting this date, to allow staff to review sustainable growth issues. A memorandum dated October 19, 2015 was received.

Marg Wouters gave a presentation to provide background information and update the Committee on the sustainability analysis, supplementary to the October 5, 2015 staff report entitled “City of Markham Comments on York Region Draft Growth Scenarios to 2041”. Staff noted that a corrected Table 1 will be provided.

The presentation summarized the Region’s draft growth scenarios of 40% or 50% intensification, or no urban expansion; and the implications for Markham. Draft comments prepared by City staff are based on the alternative scenario approved by Markham Council in 2010: 60% intensification directed to centers and corridors along the rapid transit routes; 20% growth through completing existing urban areas; and 20% through urban expansion (Future Urban Area). Maps were displayed to illustrate the urban growth centers and intensification areas within the built boundary; existing urban areas being completed; and the Future Urban Area.

The Committee questioned the population figures relating to previous/current/projected targets. Markham will need to amend the 2014 Official Plan to incorporate the 2041 forecasts assigned by the Region; however, more information is required from the Region regarding population and intensification targets, and how this will relate to the housing mix and land budget. Staff have a concern with providing substantive input into the Region’s exercise given the relatively short timelines and Markham’s priority in implementing the 2014 Official Plan.

The Committee discussed the three draft scenarios and intensification, Development Charges, transit factors that impact development, and housing mix and building heights to accommodate growth.

Staff are recommending a strategy to “stay the course” with the 2010 growth strategy and 2014 Official Plan based on 60% intensification. With respect to the sustainability analysis, staff consider that the strategy endorsed by Council in 2010 is a balanced, sustainable approach, and that the Greenprint Plan does not preclude consideration of further limited urban expansion.

The Committee discussed correspondence received from Jim Robb, Friends of the Rouge Watershed, dated October 19, 2015, and discussed Markham’s due diligence and “environment first” position.

Evelin Ellison, Ward One (South) Thornhill Residents Inc., made a deputation on this matter. Ms. Ellison referred to comments from the 2010 growth management exercise regarding food independence and transit expansion, and suggested this issue be deferred until the Region provides updated figures, and for public consultation.

The Committee considered pending information, and the consultation that will occur through required statutory Public Meetings at the Region and the City prior to any Official Plan Amendments. Timelines for commenting were reviewed. Staff noted that it will be incumbent on Markham to amend its Official Plan to align with the Upper Tier Regional Plan.

In response to a question regarding next steps, staff commented that it will be necessary for the Markham members on Regional Council to input discussions at the Region. Any public consultation at the local level would be in early 2016, and be informed by the status of growth options being considered by the Region.

Moved by: Councillor Valerie Burke

Seconded by: Deputy Mayor Jack Heath

Whereas Council's endorsement of staff's comments and preferred growth scenario for Markham in response to York Region's draft growth scenarios is premature; and,

Whereas Markham Council has had no public consultation whatsoever regarding staff's preferred growth scenario/urban expansion comments; and,

Whereas staff's report contains no information about the financial implications to Markham taxpayers with respect to staff's draft preferred growth scenarios or any other options; and,

Whereas the Growth Plan and Greenbelt Plan are currently under a Provincial 10-year review through the Ministry of Municipal Affairs and Housing; and,

Whereas the Province established the "Crombie Panel" to consult and make recommendations to the Province, with this report expected to be released in November 2015; and,

Whereas following the "Crombie Panel", the Province is expected to make amendments to the Growth Plan;

Now therefore be it resolved:

- 1) That the correspondence from Jim Robb, General Manager, Friends of the Rouge Watershed, dated October 19, 2015, regarding City of Markham Comments on York Region Draft Growth Scenarios to 2041, be received; and,
- 2) That the deputation by Evelin Ellison, Ward One (South) Thornhill Residents Inc., regarding City of Markham Comments on York Region Draft Growth Scenarios to 2041, be received; and,
- 3) That the Memorandum dated October 19, 2015 entitled "Sustainability analysis supplementary to the October 5, 2015 staff report entitled City of Markham Comments on York Region Draft Growth Scenarios to 2041" be received; and,
- 4) That the report entitled "City of Markham Comments on York Region Draft Growth Scenarios to 2041" dated October 5, 2015 be received; and,

- 5) That the report entitled “City of Markham Comments on York Region Draft Growth Scenarios to 2041” dated October 5, 2015 be deferred subject to the following:
 - a) Markham undertake a public consultation process to inform Markham residents about staff draft preferred growth scenarios and other options; and,
 - b) Staff report back to Council outlining resident input feedback; and,
- 6) Staff report back on the capital and operating financial implications of all growth scenarios being considered, and;
- 7) Staff report back on the results of the “Crombie Panel” recommendations and Provincial Amendments to the growth Plan that may arise; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**11. RECOMMENDATION REPORT
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT BY
KAI TAK INTERNATIONAL INVESTMENT INC.
TO PERMIT A 32 UNIT LOW RISE RESIDENTIAL DEVELOPMENT
INCLUDING THE RESTORATION OF A HERITAGE DWELLING
AT 9721 KENNEDY ROAD
FILE NO’S: SU/ZA 14 134440 (10.7, 10.5)
[Report](#)
G. Day, ext. 3071**

Staff responded to questions from the Committee regarding parking, Canada Post requirements, information to purchasers regarding Development Charges, location of trees on the public boulevard, the expansion of Tannis Street, and recognition measures for the heritage house.

Murray Evans of Evans Planning Inc., representing the applicant, responded to questions regarding the traffic counts.

Moved by: Councillor Amanda Collucci
Seconded by: Councillor Logan Kanapathi

- 1) That the Staff report entitled “RECOMMENDATION REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment by Kai Tak International Investment Inc. to permit a 32 unit low rise residential development including the restoration of a heritage dwelling at 9721 Kennedy Road, File No’s: SU/ZA 14 134440”, be received; and,

- 2) That Draft Plan of Subdivision 19TM-14015, prepared by Evans Planning, revision dated August 10, 2015, be endorsed subject to conditions of draft plan approval set out in Appendix 'A' to this report; and,
- 3) That Draft Plan of Subdivision 19TM-14015, prepared by Evans Planning, revision dated August 10, 2015, be finalized prior to being forwarded to Council for approval; and,
- 4) That servicing allocation for 32 units be assigned to plan of subdivision 19TM-14015; and,
- 5) That the draft plan approval for plan of subdivision 19TM-14015 will lapse after a period of three years commencing on the date of issuance of draft plan approval, in the event that a subdivision agreement is not executed within that period; and,
- 6) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 7) That the Region of York be advised of the servicing allocation for this development; and,
- 8) That the draft amendments to Zoning By-laws 304-87 and 177-96 for the subject lands, attached to this report as Appendix 'B', be finalized prior to being enacted by Council; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

12. NEW BUSINESS
DIGRAM DEVELOPMENTS MARKHAM INC.
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 6232 16TH AVENUE FILE NO: ZA/SC 15 244470 (10.5, 10.6)

A Committee member noted the progress on this application subsequent to the Public Meeting, and requested that once the Zoning By-law is finalized by staff that it be brought forward directly to Council for approval at the earliest opportunity.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Colin Campbell

That staff be directed to finalize the Zoning By-law for Digram Developments Markham Inc., 6232 16TH Avenue, File No. ZA/SC 15 244470, and once finalized, bring it forward to the next available Council meeting.

CARRIED

ADJOURNMENT

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

Alternate formats for this document are available upon request.