



Development Services Committee Minutes

October 5, 2015, 9:00 AM to 12:00 NOON

Council Chamber

Meeting No. 19

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 Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
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
Murray Boyce, Senior Policy Coordinator
Sally Campbell, Acting Manager, East District
Stephen Chait, Director, Economic Development
Huyen Hare, Senior Business Development Officer
Anna Henriques, Senior Planner, Zoning and Special Projects
Christina Kakaflikas, Manager, Special Projects
Biju Karumanchery, Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Sandra Tam, Senior Business Development Officer
Andrea Wilson-Peebles, Assistant City Solicitor
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:09 a.m. in the Council Chamber with Mayor Frank Scarpitti in the Chair. Councillor Don Hamilton assumed the Chair at 9:35 a.m. Councillor Alex Chiu assumed the Chair for Economic Development items, Nos. 13 and 14.

DISCLOSURE OF PECUNIARY INTEREST

Regional Councillor Nirmala Armstrong disclosed an interest with respect to Item # 14, 2015 China Trade Mission, by nature of potentially being a participant, and did not take part in the discussion of or vote on the question of the approval of this matter.

**1. DEPUTATION REQUEST
(TREELINE COURT) (10.0)**

Deputation requests were received for an item not on the agenda, regarding a Committee of Adjustment matter for Treeline Court. The Committee received the opinion of the Assistant City Solicitor regarding the Committee hearing deputations on this matter.

The Chair ruled that the Committee would not hear the deputations. The Chair was challenged on the ruling; the Committee did not uphold the ruling.

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Nirmala Armstrong

That the Committee consent to deputations regarding a Committee of Adjustment matter for Treeline Court.

LOST

2/3 vote not obtained

2. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Laurie Canning, Manager of Fleet and Supplies, Operations, 30 years
Victor Shum, Mechanical Engineer, Building Standards, 25 years
Janet Cahais, Manager, Client Services, Culture, 25 years
James Hurley, General Maintenance, Operations, 25 years
Lawrence Mann, Working Supervisor, Forestry, Operations, 25 years
Kathy Butler, Senior Accounts Payable Clerk, Financial Services, 25 years
Ron Roffey, Operations Working Supervisor, Operations, 25 years
Todd Wilkinson, Provincial Offences Officer Supervisor, Legislative Services, 25 years
Fred Rich, Manager, Strategy and Insurance Risk Management, Financial Services, 20 years
Wilma De Souza, Purchasing Contract Administrator, Financial Services, 20 years
Yolanta Bronny, Architectural Plans Examiner II, Building Standards, 15 years
Kelly Pickering, Fire Mechanic, Fire & Emergency Services, 15 years
Tapio Koponen, Gardener, Operations, 15 years
Kyle Eden, Sewer Flusher/Camera Operator, Environmental Services, 15 years
Wendy Woof-Severn, Manager, Marketing & Development, Culture, 15 years
Margaret West, Manager, CAO's Office, 10 years
Kevin Ross, Manager, Development Finance, Financial Services, 10 years
Tyler Edling, Sign Maintenance, Operations, 10 years
Kevin Dent, Truck Driver, Operations, 10 years
Ying Zong, BI/ Data Management Specialist, Environmental Services, 5 years
Lynda Davis, Administrative Assistant, Engineering, 5 years
Mary Creighton, Director, Recreation Services, Recreation Services, 5 years
R. Dennis Parkhurst, Facility Operator II, Recreation Services, 5 years

Lukasz Wybraniec, 1st Class Firefighter, Fire & Emergency Services, 5 years
Todd McKenzie, 1st Class Firefighter, Fire & Emergency Services, 5 years
Giovanni Ciufo, 1st Class Firefighter, Fire & Emergency Services, 5 years
Aidan Loughran, 1st Class Firefighter, Fire & Emergency Services, 5 years
Ryan Cousins, 1st Class Firefighter, Fire & Emergency Services, 5 years
Heather Elchuk, 1st Class Firefighter, Fire & Emergency Services, 5 years
Christopher Pasinelli, 1st Class Firefighter, Fire & Emergency Services, 5 years
Rosanna Punit, Secretary, Committee of Adjustment, Planning & Urban Design, 5 years
Daniel Allen, 1st Class Firefighter, Fire & Emergency Services, 5 years
Matthew Batten, 1st Class Firefighter, Fire & Emergency Services, 5 years
Luke Andrews, 1st Class Firefighter, Fire & Emergency Services, 5 years
Carl Troccoli, 1st Class Firefighter, Fire & Emergency Services, 5 years
Shea McGuire, 1st Class Firefighter, Fire & Emergency Services, 5 years
John Barber, 1st Class Firefighter, Fire & Emergency Services, 5 years
Markian Chorostil, 1st Class Firefighter, Fire & Emergency Services, 5 years
Talia Biro, 1st Class Firefighter, Fire & Emergency Services, 5 years
Bradley McDonald, 1st Class Firefighter, Fire & Emergency Services, 5 years
Adrian Tsui, 1st Class Firefighter, Fire & Emergency Services, 5 years
Michel Brouillard, 1st Class Firefighter, Fire & Emergency Services, 5 years
Neil Reid, 1st Class Firefighter, Fire & Emergency Services, 5 years
John Blackburn, 1st Class Firefighter, Fire & Emergency Services, 5 years
Sureshkumar Subramaniam, 1st Class Firefighter, Fire & Emergency Services, 5 years
Daryn Ackers, 1st Class Firefighter, Fire & Emergency Services, 5 years
Mark Sfetkopoulos, Provincial Offences Officer I, Legislative Services, 5 years
Jennifer Evans, Pool Supervisor, Recreation Services, 5 years
Simei Fei, Compliance Engineer, Environmental Services, 5 years
Morteza Behrooz, Project Manager, Planning & Urban Design, 5 years

**3. NEW COMPREHENSIVE ZONING
BY-LAW PROJECT (10.5)**

[Presentation](#)

This presentation relates to the staff report entitled “Information Report Update on Markham’s New Comprehensive Zoning By-Law Project, PR 13 128340”, agenda item # 3.

Anna Henriques, Senior Planner, Zoning and Special Projects, gave an introduction to the New Comprehensive Zoning By-law project, outlining the purpose and objectives, previous reviews, and today’s review.

John Gladki, Gladki Consulting Inc. gave a presentation entitled "New Comprehensive Zoning By-law Project". Mr. Gladki provided an overview of the discussion papers for: residential home occupations; infill housing and interface between residential and non-residential uses; affordable/shared housing and secondary suites; and, student housing.

The Committee discussed:

- Residential home occupations with respect to appropriate uses, parking issues, animal care, food production, and outdoor storage;
- Infill housing with respect to protecting the community character, ravine lots and coverage calculations, conversion of open second floor space to useable floor second floor space, calculating the floor area ratio, and compatible transitions;
- Affordable housing and shared housing with respect to rooming houses, group homes, and by-law enforcement for illegal units;
- Student housing with respect to Human Rights issues, prohibition by the Planning Act to distinguish between related and unrelated occupants, crafting definitions that will enable enforcement for illegal units; and accommodating the needs of University students.

The next steps include Open House and stakeholder meetings in October and November, and a Zoning Issues Analysis Report is targeted for presentation to the Committee by December, 2015. It was noted that public notice should be clear that the Project is still early on in the process and the issues that are being considered.

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

That the presentation provided by Anna Henriques, Senior Planner and John Gladki, Gladki Consulting Inc. entitled "New Comprehensive Zoning By-law Project" be received.

CARRIED

4. DEVELOPMENT SERVICES COMMITTEE MINUTES

- September 22, 2015 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meeting held September 22, 2015, be confirmed.

CARRIED

5. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- September 24, 2015 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Development Services Public Meeting held September 24, 2015, be confirmed.

CARRIED

6. MAIN STREET MARKHAM COMMITTEE MINUTES
- August 12, 2015 (16.0)
[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Main Street Markham Committee meeting held August 12, 2015, be received for information purposes.

CARRIED

7. MARKHAM SUB-COMMITTEE MINUTES
(CORNELL - ROUGE NATIONAL URBAN
PARK GATEWAY CHARETTE)
- September 22, 2015 (10.0)
[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Markham Sub-Committee (Cornell - Rouge National Urban Park Gateway Charette) meeting held September 22, 2015, be received for information purposes.

CARRIED

8. INFORMATION REPORT
UPDATE ON MARKHAM'S NEW COMPREHENSIVE
ZONING BY-LAW PROJECT, PR 13 128340 (10.5)
[Report](#)

Note: Appendices A - E available on-line only.

[Appendix 'A'](#) – DRAFT Home Occupations Paper (Task 11)

[Appendix 'B'](#) – DRAFT Residential Infill & Interface Issues between Residential & Non-Residential Uses Paper (Task 12)

[Appendix 'C'](#) – DRAFT Affordable & Shared Housing Paper (Task 13a)

[Appendix 'D'](#) – DRAFT Student Housing Paper (Task 13b)

[Appendix 'E'](#) – Presentation by GPA

This report relates to the presentation entitled "New Comprehensive Zoning By-law Project", agenda item # 3.

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the report entitled, “INFORMATION REPORT: Update on Markham’s New Comprehensive Zoning By-law Project” dated October 5, 2015, and attached appendices (Appendix A: Home Occupations Paper, Appendix B: Residential Infill & Interface Issues Between Residential and Non-Residential Uses Paper, Appendix C: Draft Affordable & Shared Housing Paper, Appendix D: Student Housing Paper and Appendix E: Presentation), be received.

CARRIED

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

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

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

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

Councillor Valerie Burke expressed concerns regarding sustainability and expanding the urban boundary. Staff explained the built boundary scenarios. The Committee discussed supporting new growth with appropriate sustainable green infrastructure, transit, and affordability.

This matter was deferred to the next Development Services Committee meeting. Sustainable growth issues were referred to staff, Councillor Burke, and other Council Members, for review.

Moved by: Councillor Valerie Burke
Seconded by: Councillor Karen Rea

That the report entitled “City of Markham Comments on York Region Draft Growth Scenarios to 2041” dated October 5, 2015 be deferred to the Development Services Committee meeting on October 19, 2015, to allow staff to review sustainable growth issues.

CARRIED

**11. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF JULY 25, 2015 TO SEPTEMBER 1, 2015 (10.0)**
[Report](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of July 25, 2015 to September 1, 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

**12. RECOMMENDATION REPORT
WYKLAND ESTATES INC.
(MATTAMY CORNELL CENTRE)
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION (19TM-14010) AND
ZONING BY-LAW AMENDMENT TO CREATE DEVELOPMENT
BLOCKS FOR A HIGH SCHOOL, ELEMENTARY SCHOOL,
PUBLIC PARK AND MIXED RESIDENTIAL USES ON LANDS
NORTH OF HIGHWAY 7, EAST OF BUR OAK AVENUE
FILE NUMBERS: OP / ZA / SU 14 135999 (10.3, 10.7 & 10.5)**
[Report](#)

Jim Baird, Commissioner of Development Services, provided a brief overview of the applications by Wykland Estates Inc. (Mattamy Cornell Centre).

Elizabeth Howson, MSH Planning, representing the applicant, reviewed the various components of the Plan of Subdivision and discussed building heights.

Discussions included access points, density, and traffic issues. Staff advised that the proposal complies with the Secondary Plan, with respect to density. Blocks 4 and 6 will be developed at a later stage.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Amanda Collucci

- 1) That the report dated October 5, 2015 titled “Recommendation Report, Wykland Estates Inc. (Mattamy Cornell Centre) Applications for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment to create development blocks for a high school, elementary school, public park and mixed residential uses on lands north of Highway 7, east of Bur Oak Avenue (File Numbers: OP / ZA / SU 14 135999)” be received; and,

- 2) That the record of the Public Meeting held on April 21, 2015, relating to the applications for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment Approval by Wykland Estates Inc. (Mattamy Cornell Centre), be received; and,
- 3) That the Official Plan Amendment application submitted by Wykland Estates Inc. (Mattamy Cornell Centre), to amend the Cornell Secondary Plan be approved and that the draft Official Plan Amendment attached as Appendix 'A', be finalized and adopted without further notice; and,
- 4) That the application submitted by Wykland Estates Inc. (Mattamy Cornell Centre) to amend Zoning By-laws 304-87 and 177-97, as amended be approved and the draft by-law attached as Appendix 'B' be finalized and enacted without further notice; and,
- 5) That Draft Plan of Subdivision 19TM-14010 submitted by Wykland Estates Inc. (Mattamy Cornell Centre), be draft approved subject to the conditions set out in Appendix 'C'; and,
- 6) That the Director of Planning and Urban Design, or his designate be delegated authority to issue draft approval, subject to the conditions set out in Appendix 'C' as may be amended by the Director of Planning and Urban Design; and,
- 7) That the draft plan approval for plan of subdivision 19TM-14010 will lapse after a period of three (3) 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 further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

13. INDIA BUSINESS MISSION
JANUARY 30 - FEBRUARY 9, 2016 (10.16)
[Report](#)

Christina Kakaflikas, Manager, Special Projects, outlined the India Business Mission, coordination with the Provincial mission, and the proposed itinerary, January 30 to February 9, 2016.

The Committee discussed the total Council contingent of four members, and the benefits of such missions. The practice of identifying participating Council Members was noted for transparency and Canada Revenue Agency purposes.

Regional Councillor Joe Li indicated that he will be paying his own way up-front.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled “India Business Mission, January 30 - February 9, 2016” be received; and,
- 2) That Markham collaborate with local businesses and partners to develop, promote and execute a business mission to India; and,
- 3) That the City be represented by a four person delegation composed of the Mayor and the Chair of the Economic Development Committee, and two Economic Development professional staff, C. Kakaflikas (Manager Special Projects) and Huyen Hare (Senior Business Development Officer); and,
- 4) That the total cost of the “India Business Mission 2016” not exceed \$47,600 and be expensed from within Economic Development’s 2016 operating budget (Acc.# 610-9985811 International Investment Attraction Program); and,
- 5) That Regional Councillors Li and Armstrong be approved to participate in the India business mission at their own expense; and,
- 6) That the City will up-front the cost for approved business mission participation by Council members, **who wish**, upon request, with reimbursement through payroll deduction, in compliance with Canada Revenue Agency (CRA) guidelines; and further,
- 7) **That the City promote relationships with businesses which have best practices and ethical polices with respect to the treatment of workers (especially the avoidance of child labour) and to the environment; and,**
- 8) **That an attendance report be provided for City representatives at mission events; and further,**
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. SUPPLEMENT TO INFORMATION REPORT:
MARKHAM’S PARTICIPATION IN THE CONFEDERATION
OF GREATER TORONTO CHINESE BUSINESS ASSOCIATION (CGTCBA)
2015 CHINA TRADE MISSION DATED JULY 7, 2015 (10.16)**
[Report](#)

Regional Councillor Nirmala Armstrong disclosed an interest with respect to Item # 13, 2015 China Trade Mission, by nature of potentially being a participant, and did not take part in the discussion of or vote on the question of the approval of this matter.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the Supplement to the Information Report dated July 7, 2015 entitled “Markham’s Participation in the Confederation of Greater Toronto Chinese Business Association (CGTCBA) 2015 China Trade Mission” dated July 7, 2015 be received; and,
- 2) That Regional Councillor Armstrong be approved to participate in the China business mission at her own expense; and,
- 3) That the City will up-front the cost for Regional Councillor Armstrong to participate in the approved business mission, upon request, with reimbursement through payroll deduction, in compliance with Canada Revenue Agency (CRA) guidelines; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

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

Alternate formats for this document are available upon request.
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