



## **Development Services Committee Minutes**

September 22, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 18

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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 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  
Alan Brown, Director of Engineering  
Catherine Conrad, City Solicitor  
Anna Henriques, Senior Planner, Zoning and Special  
Projects  
Biju Karumanchery, Director of Planning and  
Urban Design  
Brian Lee, Deputy Director of Engineering  
Joel Lustig, Treasurer  
Marion Plaunt, Manager, Intensification and Secondary  
Plans  
Fred Rich, Manager, Strategy and Insurance Risk  
Management  
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 9:08 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Joe Li assumed the Chair for Transportation item, No. 4.

The Committee recessed between 2:00 p.m. and 2:40 p.m.

**DISCLOSURE OF PECUNIARY INTEREST** – None declared

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

City of Markham Staff:

Dainton, Richard, Recreation Services, Facility Operator I, 30 years  
Foster, Mark, Engineering, Engineering Technologist/Inspector, 30 years  
Neely, Martha, Recreation Services, Community Program Co-ordinator, 30 years  
Yakeley, Ronald, Fire & Emergency Services, Captain, 30 years  
Bell, James Robert, Recreation Services, Community Facility Co-ordinator - East, 25 years  
Orsi, Nathalie, Development Services Commissioner's Office, Supervisor, Administration  
Development Services, 25 years  
Sisti, Lando, Building Standards, Building Inspector II, 15 years  
Irfan, Misbah, Information Technology Services, Lead Data Management, 15 years  
Johnston, Raymond, Building Standards, Building Inspector II, 15 years  
Tse, Howie, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Haley, Christopher, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Tsang, Kevin, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Loughlin, Benny, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Round, Denise, Building Standards, Customer Service Representative, 10 years  
Servinis, Steve, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Dent, Kevin, Operations, Truck Driver, 10 years  
Sonnichsen, Katherine, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Lanni, Giuseppe, Fire & Emergency Services, Fire Prevention Officer, 10 years  
Howard, Jonathan, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Asals, David, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Arkema, Jerry, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Francis, Colin, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Bracken, Xavier, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Mino, Rocky, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Hiley, Aaron, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Garland, Robert, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Taylor, Donald, CAO's Office, Manager-Executive Operations, 10 years  
Atwell, Nicholas, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Klassen, J. Robert, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Sutherland, Donald, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Comrie, Kevin, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Patel, Nirav, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Hart, Stuart, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Mitchell, Richard, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Chung, Wilson, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Sterling, Bradley, Fire & Emergency Services, 1st Class Firefighter, 10 years  
Maillet, Claude, Recreation Services, Facility Operator II, 10 years  
Karthigesu, Kulendran, Building Standards, Mechanical Plan Examiner, 10 years  
Fletcher, Michael, Environmental Services, Waterworks Operator II, 10 years  
Yu, Suk-Yin, Financial Services, Senior Financial Analyst, 5 years  
Chan, Jacqueline, Legal Services, Assistant City Solicitor, 5 years  
Fourtounas, John, Legislative Services, Provincial Offences Officer II, 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. NEW COMPREHENSIVE ZONING BY-LAW PROJECT (10.5)**

[Presentation](#)

This item relates to the staff report, agenda item # 9.

Anna Henriques, Senior Planner, Zoning and Special Projects, gave a presentation to update the Committee on the New Comprehensive Zoning By-law project. The presentation outlined the purpose and objectives, previous reviews, and today's review.

Ian Graham, Director, R.E. Millward & Associates Ltd., gave a presentation entitled "New Comprehensive Zoning By-law Project". Greg Stewart, Traffic Consultant, was in attendance to answer any questions. Mr. Graham reviewed the guiding principles and provided an overview of the discussion papers for: Parking and Loading Standards; Medical Marihuana Production Facilities; Addiction Recovery Centres; and Adult Entertainment and the Sex Industry.

The next steps include a presentation to the Committee on October 5 regarding the remaining discussion papers; Open House and stakeholder meetings will be held in October and November; and a Zoning Issues Analysis Report is targeted for presentation to the Committee by December, 2015.

The Committee discussed regulations based on 'people planning', overnight parking, parking restrictions to help regulate multi-unit housing, minimum size for parking spaces, by-law enforcement, and medical marihuana provisions.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

That the presentation provided by Anna Henriques, Senior Planner and Ian Graham, Director, R.E. Millward & Associates Ltd. entitled "New Comprehensive Zoning By-law Project" be received.

CARRIED

**4. ANTI-WHISTLING ON STOUFFVILLE GO LINE  
AND  
ANTI-WHISTLING BY-LAWS & ASSOCIATED LIABILITY (5.12)**  
[Presentation](#)

Brian Lee, Deputy Director, Engineering, gave a presentation regarding Anti-Whistling on the Stouffville GO Line. The presentation included information regarding:

- Train whistling at public grade crossings
- Elimination of train whistling under the *Railway Safety Act*, 1985
- Public grade crossings on the Stouffville Line in Markham
- Future service plans for the Stouffville Line
- Crossing Safety Assessment by AECOM
- Issues to consider for anti-whistling
- Cost to upgrade grade crossings
- Experience from other Ontario municipalities

The Committee discussed the use of maze gates, pedestrian crossings and bridges, possibly closing Eureka Street at the crossing, grade separations, procedures and options for eliminating train whistles, time frames and costs, including the Havelock Line in the review, and which sector is responsible for safety and upgrades. The Committee requested a copy of the AECOM report, when finalized.

In summary, residents near railway tracks have ongoing concerns with train whistles, and the number of trains will be increasing. The consultant's preliminary estimate for work required for the whistle elimination is \$2.54 to \$5.2 million for overall crossing upgrades within the urban boundary of Markham. This estimate needs to be confirmed, and cost sharing between Markham, York Region and Metrolinx needs to be finalized.

Barbra Anne Vaspori from Jardine Lloyd Thompson, the City's insurance broker, gave a presentation on Anti-Whistling By-Laws and associated liability. Ms. Vaspori discussed the City's insurance policy, liabilities, and claim expenses, and reviewed examples of recent serious incidents at rail crossings where the whistle restrictions had been in effect. If there is no anti-whistling by-law, the Rail Authority would be responsible for any claims. If there is an anti-whistling by-law in effect, the City would be required to sign an agreement with the Rail Authority for the City to assume certain liabilities, and it would impact the City's Joint and Several Liability as well as the City's future insurance premiums. Several recommendations were outlined from the perspective of the insurance company.

The City's insurance agent has identified safety, risk and liability concerns, and City staff are concerned with risk, liability and capital cost implications. From a public safety and risk management perspective, it appears prudent for Markham and the Region to continue with current whistling measures at this time. City staff are waiting for the outcome of the negotiation with Metrolinx and the review of future mitigation options. Staff will review safety measures at the Green Lane and Langstaff Road crossings on the Richmond Hill line, and the cost of safety measures to conform to the Federal/Provincial regulations. Staff will report back to the Committee on these issues.

Next steps include finalizing the safety audit and capital costs for anti-whistling, negotiating with Metrolinx on partnership and financial contribution, and confirming funding and assumption of liabilities at regional road crossings with York Region. The draft 2016 capital budget includes a \$300,000 allowance to undertake design of safety features to support whistle elimination if directed by Council. There is currently no funding designated for implementation of an anti-whistling program.

The Committee discussed risk management, insurance premiums, deductibles and indemnity clauses, pedestrian safety upgrades, meeting the requirements of the Railway to ensure safety measures are in place, and the current Council policy to endorse anti-whistling by-laws within the urban boundary (June, 2008). It was requested that the Main Street Markham and Mount Joy areas be included in the review.

Shanta Sundarason and Margaret Wilson gave a presentation in support of whistle cessation, advising that no incidents have occurred on local lines where anti-whistling by-laws are in place. They discussed the quality of life and health and financial impacts for 30,000 area residents. The implementation of all-day trains will add more horns and will increase the impacts. A petition was presented with 2,300 signatures in support.

Philip Blachier spoke in support of whistle cessation and gave a presentation entitled “Rail Safety”, quoting statistics on rail safety. Mr. Blacher discussed some of the Transportation Safety Board findings on incidents with respect to restricted visibility and other factors; the Eureka Street crossing; and grade crossing improvements required by Metrolinx on the Stouffville GO line. It was noted that anti-whistling restrictions would not prevent the use of the horn when necessary, but it would stop the automatic horn.

Bryan Allen spoke in support of an anti-whistling by-law, and described the evolving audible warnings and barriers used in rail operations.

Michelle Sukul-Chan, spoke in support of an anti-whistling by-law, and described the impact of the train horns on the quality of life for adjacent residents, including noise pollution and sleep interruptions.

Masood Mohajer spoke in support of an anti-whistling by-law and discussed safety data. Mr. Mohajer requested that the City ensure that train horns are stopped prior to the implementation of all-day trains in 2017, and that additional funds be included in the 2016 budget for this purpose.

Peter Miasek, representing the Unionville Ratepayers Association, made a presentation in support of an anti-whistling by-law. Mr. Miasek discussed the train whistle impacts, liability issues, the history of this initiative, and ways to achieve a solution in a timely manner. Mr. Miasek requested Council increase the budget for this project and work on construction and public communication plans.

Mira Jug spoke in support of an anti-whistling by-law and spoke of the increased impacts as the all-day service starts. Ms. Jug urged the City to move forward in a timely manner.

Lene Ergir spoke in support of an anti-whistling by-law, and noted the impacts to property values as well as to the quality of life.

Doug Denby spoke in support of the anti-whistling by-law, focusing on the three residential crossings on the rail line, and the missed opportunity with the recent Unionville revitalization.

The Committee acknowledged the lengthy process involved and the commended the commitment of the residents, staff, and Council Members to resolve this issue.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Jim Jones

- 1) That the written submission and petition with 2,300 signatures from Shanta Sundarason and Margaret Wilson regarding anti-whistling be received; and,
- 2) That the depositions by Shanta Sundarason and Margaret Wilson, Philip Blachier, Bryan Allen, Michelle Sukul-Chan, Masood Mohajer, Peter Miasek representing the Unionville Ratepayers Association, Mira Jug, Lene Ergir, and Doug Denby regarding anti-whistling be received; and,
- 3) That the September 22, 2015 presentations from staff and Jardine Lloyd Thompson be received; and,
- 4) That staff finalize the safety audit, cost estimates, cost assessment and Regional Express Rail (RER) requirements for the road/rail crossings in consultation with the Regional Municipality of York and Metrolinx; and,
- 5) That staff undertake a safety audit on the Green Lane and Langstaff Road crossings on the CN Bala Subdivision (Richmond Hill Line) and report back to Council as to required safety improvements and cost to continue anti-whistling; and,
- 6) \* That the City of Markham reaffirms its commitment to safety measures for at-grade rail crossings in collaboration with Metrolinx and the Regional Municipality of York to achieve whistle cessation at those crossings and to improve the quality of life for residents adjacent to those crossings; and,
- 7) That staff be directed to hire a rail safety expert to determine if safety measures beyond the Grade Crossing Regulations are required, and provide a report by January, 2016; and,
- 8) That the Budget Sub-committee be requested to include an additional \$500,000 in the Capital Budget to begin a grade crossing safety program; and,
- 9) That the Regional Municipality of York be requested to confirm 100% funding and liability for grade rail safety on regional road crossings; and,

- 10) That the Mayor's Office arrange a meeting with Metrolinx to confirm the timing of implementation for safety measures in the RER initiative; and,
- 11) That staff confirm with Metrolinx their approved funding to implement such measures; and,
- 12) That staff collaborate with Metrolinx to advance, where feasible, the implementation of the safety measures in the City of Markham; and,
- 13)\* That the City of Markham strongly request Metrolinx to implement the safety measures that achieve whistle cessation prior to the implementation of all day train service; and,
- 14)\* That staff provide an update to Development Services Committee by November 30, 2015 on progress related to all of the issues; and
- 15) That the City of Markham, in conjunction with the Anti-Whistling Working Group, hold public information meetings to keep the public apprised of the progress; and,
- 16)\* That staff develop a work plan and implementation plan for the grade crossing safety program and report back to Council on that plan no later than January 30, 2016; and,
- 17) That staff report back on the above issues for Council's direction; and further,
- 18) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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\*Amended by Council on September 28, 2015, as follows:

Add the following words to the end of the Clause 6:

"...to achieve whistle cessation at those crossings and to improve the quality of life for residents adjacent to those crossings;"

Add the following paragraphs as Clauses 13 and 14:

- "13) That the City of Markham strongly request Metrolinx to implement the safety measures that achieve whistle cessation prior to the implementation of all day train service; and,
- 14) That staff provide an update to Development Services Committee by November 30, 2015 on progress related to all of the issues; and"

Add the following words to the end of the Clause 16:

"...and report back to Council on that plan no later than January 30, 2016;"

**5. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- September 8, 2015 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Committee meeting held September 8, 2015, be confirmed.

CARRIED

**6. SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- September 11, 2015 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Special Development Services Committee meeting held September 11, 2015, be confirmed.

CARRIED

**7. HERITAGE MARKHAM COMMITTEE MINUTES**

**- September 9, 2015 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Heritage Markham Committee meeting held September 9, 2015, be received for information purposes.

CARRIED

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

**-June 18, 2015 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held June 18, 2015, be received for information purposes.

CARRIED



**9. 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 Parking Standards Paper (Task 9)

[Appendix 'B'](#) - DRAFT Medical Marihuana Production Facilities Paper (Task 16a)

[Appendix 'C'](#) - DRAFT Addiction/Recovery Centres Paper (Task 16b)

[Appendix 'D'](#) - DRAFT Adult entertainment & Sex Industry Uses Paper (Task 17)

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

This item relates to the presentation, agenda item # 3

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) That the report entitled, "INFORMATION REPORT: Update on Markham's New Comprehensive Zoning By-law Project" dated September 22, 2015, and attached appendices (Appendix A: Draft Parking Standards Paper, Appendix B: Draft Medical Marihuana Production Facilities Paper, Appendix C: Draft Addiction/Recovery Centres Paper, Appendix D: Draft Adult Entertainment & Sex Industry Uses Paper and Appendix E: Presentation), be received.

CARRIED

**10. PRELIMINARY REPORT  
DEL RIDGE (EAST MARKHAM) INC.  
APPLICATIONS TO AMEND THE OFFICIAL PLAN  
AND ZONING BY-LAW TO ALLOW TWO (2) – 8 STOREY APARTMENT  
BUILDINGS AT 7325 MARKHAM ROAD  
FILE NOS: OP/ZA 15 133670 (10.3 & 10.5)  
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the report dated September 22, 2015 and titled "PRELIMINARY REPORT, Del Ridge (East Markham) Inc., Applications to amend the Official Plan and Zoning By-law to allow two (2) – 8 storey apartment buildings at 7325 Markham Road", be received.

CARRIED

- 11. PRELIMINARY REPORT  
DIGRAM DEVELOPMENTS MARKHAM INC.  
ZONING BY-LAW AMENDMENT AND  
SITE PLAN APPROVAL APPLICATIONS TO PERMIT  
A TOWNHOUSE DEVELOPMENT AT 6232 16<sup>TH</sup> AVENUE  
FILE NOS: ZA/SC 15 244470 (10.5 & 10.6)  
[Report](#)**

Moved by: Councillor Alex Chiu  
Seconded by: Deputy Mayor Jack Heath

That the report dated September 22, 2015 titled “ Preliminary Report, Digram Developments Markham Inc., Zoning By-law Amendment and Site Plan Approval applications to permit a townhouse development at 6232 16<sup>th</sup> Avenue,” be received.

CARRIED

- 12. PRELIMINARY REPORT  
ANGUS GLEN VILLAGE LTD.  
4073 MAJOR MACKENZIE DRIVE  
SOUTH SIDE OF MAJOR MACKENZIE DRIVE  
WEST OF KENNEDY ROAD  
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT  
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION  
FILE NO.: OP/SU/ZA 15 107807 (10.3, 10.7 & 10.5)  
[Report](#)**

Moved by: Councillor Alex Chiu  
Seconded by: Deputy Mayor Jack Heath

That the report dated September 22, 2015 entitled “PRELIMINARY REPORT, Angus Glen Village Ltd., 4073 Major Mackenzie Drive, South side of Major Mackenzie Drive, west of Kennedy Road, Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision”, be received.

CARRIED

**13. PRELIMINARY REPORT  
CAN-AM EXPRESS  
ZONING BY-LAW AMENDMENT APPLICATION  
TO PERMIT THE PARKING OF LICENSED CHARTER BUSES  
ON A TEMPORARY BASIS AT 332 JOHN STREET  
FILE NO. ZA 15 131193 (10.5)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled “Preliminary Report, Can-Am Express, Zoning Amendment Application to permit the parking of licensed charter buses on a temporary basis at 332 John Street, File No. ZA 15 131193” 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

**14. PRELIMINARY REPORT  
1932585 ONTARIO INCORPORATED  
ZONING BY-LAW AMENDMENT APPLICATION  
TO INTRODUCE ADDITIONAL COMMERCIAL USES  
WITHIN THE EXISTING HERITAGE BUILDING AT  
4802 HIGHWAY 7 EAST  
FILE NO.: ZA 15 110273 (10.5)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated September 22, 2015 titled “PRELIMINARY REPORT, 1932585 Ontario Incorporated, Zoning By-law Amendment application to introduce additional commercial uses within the existing heritage building at 4802 Highway 7 East”, be received; and,
- 2) That a Public Meeting be held to consider the application.

CARRIED

**15. PRELIMINARY REPORT  
SCARDRED 7 COMPANY LIMITED  
3940 HIGHWAY 7 (NORTH SIDE, WEST OF VILLAGE PARKWAY)  
APPLICATIONS FOR OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENTS TO PERMIT  
A TOWNHOUSE DEVELOPMENT  
FILE NOS.: OP/ZA 15 128977 (10.3, 10.5)  
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report dated September 22, 2015, titled “PRELIMINARY REPORT, Scardred 7 Company Limited, 3940 Highway 7 (north side, west of Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development,” 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

**16. DRAFT OFFICIAL PLAN POLICY  
FRAMEWORK FOR CORNELL CENTRE (10.3)  
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report entitled “Draft Official Plan Policy Framework for Cornell Centre” dated September 22, 2015 be received; and,
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the Draft Official Plan Amendment for Cornell Centre, attached as Appendix ‘B’ to this report; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. RECOMMENDATION REPORT  
LINDVEST PROPERTIES (CORNELL) LIMITED  
APPLICATION FOR SITE PLAN APPROVAL TO PERMIT  
A RETAIL COMMERCIAL CENTRE AT THE  
SOUTHEAST CORNER OF HIGHWAY 7 AND  
BUR OAK AVENUE IN CORNELL CENTRE  
FILE NUMBER: SC 13 126638 (10.6)**  
[Report](#)

Lindsay Dale Harris of Bousfields and Edward Mak of Lindvest, gave a brief presentation regarding the site plan application by Lindvest Properties (Cornell) Ltd., and addressed concerns identified by the Committee at a previous presentation. Updated site plans, elevations, and building materials were displayed. The Committee indicated support for the revised plans but suggested the pathway through the plaza may be adjusted.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) That the staff report dated September 22, 2015, “Lindvest Properties (Cornell) Limited, Application for site plan approval to permit a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue in Cornell Centre. File Number: SC 13-126638” be received; and,
- 2) That the site plan application be endorsed in principle, subject to addressing the conditions outlined in the staff report to the satisfaction of the Director of Planning and Urban Design; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or designate, to be issued when the following conditions have been met:
  - Plan of Subdivision 19TM-06012 has been registered.
  - The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies.
  - The Holding provision has been removed from the zoning of the subject lands in accordance with the provisions of the by-law; and
- 4) **That the walkway identified in this plan be approved in principle, and that the developer work with staff for the appropriate location of the pathway, to the satisfaction of the Commissioner of Development Services; and further,**
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. PROPOSED RE-DEVELOPMENT OF THE UNIONVILLA AREA (10.0)**

At the September 9, 2015 Development Services Committee meeting, Regional Councillor Jim Jones requested the following motion be brought back for consideration to the meeting this date:

*“Whereas the new “provincial growth plan” has mandated that the Region of York will provide for additional growth from its 2014 population of 1,133,000 to a 2041 population of 1,790,000; and,*

*Whereas that is an increase of more than 650,000 people; and,*

*Whereas the present population of the city of Markham is about 350,000 people; and,*

*Whereas the Region of York has indicated that Markham will grow to a population of between 536,500 (no urban expansion) and 541,500; and,*

*Whereas this is an increased population of over 190,000 new residents over the next 25 years; and,*

*Whereas if this increased population is housed in low density, ground related housing, we could see an additional 100,000 plus automobiles on our streets; and,*

*Whereas Markham is the leader in York Region in Transit Supported and Transit Dependent Development (TDD); and,*

*Whereas any new development proposal adjacent to Bus and Rail Transit should develop at Transit Dependent Densities; and,*

*Whereas the Unionvilla Site is served by YRT transit today and Provincial and Regional initiatives will improve the service in the future if the densities exist to support additional transit; and,*

*Whereas the proposed Unionvilla development of additional townhouses and stacked townhouses just adds to low density on a major transit supportive route and a potential Smart Track rail transit stop at Highway 7; and,*

*Whereas these lands have always functioned as a seniors style campus, adjacent to walkable Main Street Unionville, with low auto usage and “Life Stages and Aging in Place Planning” so that residents of this special area who desire to downsize can remain within the community and stay close to their village; and,*

*Whereas there is a tremendous opportunity to study lands bounded by Highway 7, Main Street Unionville, Fred Varley Drive, and the western boundary of Unionvilla Homes Society lands, Highway 7 to Sciberras Drive, south to Rouge Valleyland and then east to Stouffville Go railway tracks; and,*

*Whereas knowing that we are faced with unprecedented growth in actual numbers, including growth in the number of elderly residents, it is our duty to ensure that future development is transit supportive and also supportive of this growing segment of the population;*

*Now therefore be it resolved:*

*That staff prepare a report for council to consider how the Unionville lands in the study area can be developed as an Elder Friendly Community, fully integrated with Main Street Unionville, Highway 7, with an increase in density so it can help to support a Smart Track enhanced transit station stop at Highway 7 to serve this new community and the larger area.”*

The Committee received a written submission from Don Given, Malone Given Parsons Ltd., on behalf of Minto Communities Canada.

Glen Crosby, representing the Unionville Home Society, referred to the correspondence from Malone Given Parsons Ltd. and suggested that the proposed study would not be necessary. Mr. Crosby discussed the increasing need for care facilities and advised that the land owners will be coming forward in the near future with a comprehensive redevelopment plan for the seniors' campus.

Regional Councillor Jim Jones agreed to withdraw the motion at this time, in consideration of the pending redevelopment proposal.

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Amanda Collucci

**That the correspondence from Don Given, Malone Given Parsons Ltd., on behalf of Minto Communities Canada, and the deputation by Glen Crosby, representing the Unionville Home Society, regarding the proposed re-development of the Unionville area, be received.**

CARRIED

## **19. LAND USE POLICIES AND ZONING REGULATIONS IN THE PASSMORE AVENUE INDUSTRIAL AREA (10.0)**

The proposed motion regarding land use and zoning regulations in the Passmore Avenue area was brought forward by Councillor Alex Chiu.

Janet Lin spoke in opposition to the expansion of the asphalt/concrete batching and recycling facilities on Passmore Avenue, due to the level of dust produced in this area of rapidly-increasing residential density.

Ivan Lyang spoke in opposition to the expansion of the asphalt/concrete batching and recycling facilities on Passmore Avenue, due to potential health impacts to nearby residents.

Staff clarified that the facility is under the jurisdiction of the City of Toronto, and the purpose of the proposed motion is to alert Toronto to Markham's concerns.

Councillor Alex Chiu discussed the concerns of the residents and noted there are already two facilities in the area that receive many complaints.

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

Whereas a number of residents and landowners in the Milliken Mills community of Markham have expressed concern to Members of Markham Council regarding existing and proposed asphalt/concrete batching and recycling facilities on Passmore Avenue in the City of Toronto; and,

Whereas both the City of Toronto and the City of Markham are undertaking land use studies and review of development applications to encourage mixed use redevelopment including residential intensification in this vicinity, including along the Steeles Avenue Corridor between Kennedy Road and Midland Avenue, in proximity to the Milliken GO Station; and,

Whereas asphalt and concrete batching and recycling facilities with outdoor storage and processing are considered not to be compatible with residential intensification and other higher order land uses being planned for the surrounding area;

Now Therefore Be It Resolved:

- 1) That the City of Toronto be requested to review its land use policies and zoning regulations pertaining to such asphalt and concrete batching and recycling facilities, and other heavy industrial uses involving outdoor storage and processing, in the Passmore Avenue industrial area; and,
- 2) That in the event that the City does receive formal applications to permit such uses in this vicinity, that every effort be made to re-direct such uses to more appropriate locations removed from residential uses and re-development areas, and to apply conditions to properly mitigate the impact of such uses including such matters as days and hours of operation, buffering and screening, surface treatments to prevent the raising of dust, on site dust controls, street sweeping, control of stockpile heights and machinery heights, noise controls, truck traffic circulations routes, storm water management, and other environmental protection measures and monitoring programs; and further,

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**CARRIED**

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\*Amended by Council on September 28, 2015, to delete Clause 3:

“That this resolution be forwarded to the Association of Municipalities Ontario (AMO).”



**20. MULTI-USE PATHWAY – NAMING (6.3)**

[Report](#)

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Karen Rea

That the naming of the Multi-Use Pathway be referred to Mayor Frank Scarpitti, Councillor Karen Rea, Councillor Colin Campbell, and any other interested Council Members.

CARRIED

**21. IN-CAMERA MATTERS (10.0, 8.0)**

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Don Hamilton

That the following in-camera matters be referred directly to the September 28, 2015 Council meeting:

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- September 8, 2015 (10.0)  
[Section 239 (2) (c, e, e, e,)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE  
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL  
BOARD (ONTARIO MUNICIPAL BOARD - 13 ST. ANDRES COURT - WARD 1)  
(8.0)  
[Section 239 (2) (e)]

CARRIED

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 4:12 PM.

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