



## **Development Services Committee Minutes**

September 8, 2015, 9:00 AM to 12:00 NOON

Council Chamber

Meeting No. 16

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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  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Brenda Librecz, Commissioner of Community & Fire Services  
Ronji Borooah, City Architect  
Alan Brown, Director of Engineering  
Stephen Chait, Director, Economic Development  
Catherine Conrad, City Solicitor  
George Duncan, Senior Heritage Planner  
Huyen Hare, Senior Business Development Officer  
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  
Tom Villella, Manager, Zoning and Special Projects  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Deputy Mayor Jack Heath  
Councillor Alan Ho  
Councillor Colin Campbell

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 items, Nos. 2 and 14. Regional Councillor Joe Li assumed the Chair for Transportation item, No. 1. Councillor Don Hamilton assumed the Chair for item No. 17.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. DRAFT YONGE AND STEELES AREA  
REGIONAL TRANSPORTATION STUDY (5.10)**  
[Presentation](#)

Alan Brown, Director of Engineering, introduced the presentation regarding the Draft Regional Transportation Study for the Yonge and Steeles area.

Richard Hui, Transportation Manager, Region of York and his team, and Brian Hollingworth, Director, IBI Group, were in attendance to provide a presentation on this matter.

The presentation outlined the study area south of Highway 7 to Finch Avenue, and from Bayview Avenue to Bathurst Street, involving four municipal and regional jurisdictions. The area is identified in Metrolinx's Big Move as a Gateway Hub. Study characteristics, study objectives, municipal studies (Markham's on-going Yonge-Steeles Corridor Transportation Study), 2031 land use forecasts, key transportation improvements, and 2031 projected traffic conditions, were outlined.

The key study recommendations include:

- Proposed cap on corridor development;
- Implement the infrastructure improvements and transportation demand management measures recommended in the study;
- Adopt the proposed residential development phasing for pre-subway and post-subway scenarios;
- Review each application with individual Traffic Impact Study and on a site-by site basis;
- Implement consistent TDM Strategy in all jurisdictions (parking rates, active transportation, transit incentives, etc...);
- Ensure that fine grid road network and necessary pedestrian and cycling infrastructure is in place.

Next steps will include finalizing and distributing the transportation study report; reporting to York Region's Committee of the Whole (Fall 2015); and, incorporating the proposed population and employment forecasts into the Region's Municipal Comprehensive Review.

The Ward Councillor expressed concern for the impact of development on traffic issues. Staff outlined the collaborative, phasing approach being implemented by the four jurisdictions.

The Committee had questions regarding several improvement options and the potential timing of the Yonge subway extension. Subway funding discussions are ongoing and York Region continues to advocate for this project. It was suggested that the development community get involved in promoting and funding the subway; and that other transit lines could be improved as an alternative, as the traffic congestion is generated by outlying growth as well as development within the corridor.

Discussions involved the framework of development and transportation improvements that have been managed to date, and the evolution of the area going forward in a collaborative manner.

Moved by: Councillor Valerie Burke

Seconded by: Regional Councillor Jim Jones

- 1) That the presentation by York Region transportation staff entitled “Draft Yonge and Steeles Area Regional Transportation Study” dated September 8, 2015, be received; and,
- 2) That York Region transportation staff be requested to forward a final version of the Yonge and Steeles Area Regional Transportation Study to:
  - a) the City of Markham’s Director of Engineering for consideration in finalizing the City’s Yonge-Steeles Corridor Transportation Study; and further,
  - b) the City of Markham’s Director of Planning and Urban Design for consideration in responding to future development proposals in the Yonge-Steeles Corridor and the preparation of the Yonge-Steeles Corridor Secondary Plan.

CARRIED

**2. MARKHAM 2020: SUCCESS BY DESIGN  
A PERFORMANCE REVIEW OF THE CITY'S  
10-YEAR ECONOMIC STRATEGY (10.16)**  
[Presentation](#)

Stephen Chait, Director of Economic Development, gave a presentation entitled "Markham 2020: Success By Design, A Performance Review of the City's 10-Year Economic Strategy". Markham staff Sandra Tam, Senior Business Development Officer, Huyen Hare, Senior Business Development Officer, and Christina Kakaflikas, Manager, Special Projects were in attendance. Doug Lindeblom, Director of Economic Strategy, York Region, was also in attendance.

The City’s 10 Year Economic Strategy, Markham 2020, adopted by Council in 2008, is up for review. Markham 2020 has been a successful blueprint for guiding the City’s economic development program, and it is time to evaluate the strategy performance and to adjust the program for implementation to 2020 and beyond. Strategy results and “Success by Design” achievements, as well as key metrics, were reviewed.

The evaluation will engage the community and stakeholders in a 4-phase process, and will provide the framework to pre-plan for the development of a new 10-Year Strategy in 2019, “Markham 2030”.

The Committee discussed Markham’s international recognition as the “High Tech Capital”, achieved through a pro-active approach. It was suggested that the economy and types of jobs are prime indicators of economic health, as well as the commercial/industrial split. Discussions included business exit analysis, the impact of York University, affordability for small businesses, promotion of green initiatives and fair work conditions, and diversity of commercial/industrial uses.

The Committee congratulated the Economic Development team on its successes.

Moved by: Mayor Frank Scarpitti  
Seconded by: Councillor Logan Kanapathi

That the presentation provided by Stephen Chait, Director of Economic Development entitled "Markham 2020: Success By Design, A Performance Review of the City's 10-Year Economic Strategy" be received.

CARRIED

**3. DESIGN REVIEW PANEL UPDATE (10.0)**

Ronji Borooraah, City Architect, gave a brief presentation entitled "Design Review Panel Update" to provide information about the composition and schedule of the Panel, a technical advisory committee that assists staff on application design issues. It was noted that the final decisions on applications will be made by Council.

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Don Hamilton

That the presentation by Ronji Borooraah, City Architect entitled "Design Review Panel Update" be received.

CARRIED

**4. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- June 23, 2015**

**- June 29, 2015 (10.0)**

[June 23](#) [June 29](#)

Moved by: Councillor Amanda Collucci  
Seconded by: Councillor Valerie Burke

That the minutes of the Development Services Committee meetings held June 23, 2015 and June 29, 2015, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES**

**- July 8, 2015**

**- August 12, 2015(16.11)**

[July 8](#) [August 12](#)

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

That the minutes of the Heritage Markham Committee meetings held July 8, 2015, and August 12, 2015, be received for information purposes.

CARRIED

**6. MARKHAM SUB-COMMITTEE MEETING NOTES**

**- June 23, 2015 (10.0)**

[Notes](#)

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

That the notes of the Markham Sub-Committee meeting held June 23, 2015, be received for information purposes.

CARRIED

**7. MAIN STREET MARKHAM COMMITTEE MINUTES**

**- June 17, 2015 (16.0)**

[Minutes](#)

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

That the minutes of the Main Street Markham Committee meeting held June 17, 2015, be received for information purposes.

CARRIED

**8. MARKHAM CENTRE SUB-COMMITTEE MINUTES  
(MOBILITY HUB AND COMMUNITY PLAN STUDY)  
- July 7, 2015 (10.0)  
[Minutes](#)**

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

- 1) That the minutes of the Markham Centre Sub-Committee (Mobility Hub and Community Plan Study) meeting held July 7, 2015, be received for information purposes; and;
- 2) That the following recommendation from the July 7, 2015 Markham Centre Sub-Committee (Mobility Hub and Community Plan Study) meeting be endorsed:

"That the Staff presentation up-dating the Sub-committee on the status of the Markham Centre Mobility Hub and Community Plan Study and Metrolinx initiatives, be received; and,

That the presentation by VIVA regarding potential changes to their approved EA alignment through Markham Centre be received; and,

That the Markham Centre Mobility Hub and Community Plan Study and consultants be put on hold pending completion of the VIVA study to review their alignment through Markham Centre; and,

That Planning, Engineering and Urban Design staff be authorized and directed to provide the necessary support to the VIVA study; and,

That staff report back on the VIVA study and sustainable infrastructure requirements; and,

That staff report back on the scope of work and appropriate consulting team for completion of the Markham Centre Mobility Hub Study following completion of the Viva EA update by the Region; and further,

That staff be authorized and directed to do all things necessary to give effect to this resolution."

CARRIED

9. **PRELIMINARY REPORT  
CORNELL ROUGE DEVELOPMENT CORPORATION  
& AURIGA DEVELOPMENTS INC.  
OFFICIAL PLAN AMENDMENT APPLICATION  
TO PERMIT RESIDENTIAL USES, IN ADDITION TO  
OFFICE EMPLOYMENT AND RETAIL USES, WITHIN A  
PROPOSED MIXED-USE BUILDING AT THE  
NORTHWEST CORNER OF HIGHWAY 7 EAST  
AND DONALD COUSENS PARKWAY  
FILES OP 13 128934 & OP 13 137282 (10.3)**  
[Report](#)

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

- 1) That the report titled, “PRELIMINARY REPORT, Cornell Rouge Development Corporation & Auriga Developments Inc., Official Plan Amendment application to permit residential uses, in addition to office employment and retail uses, within a proposed mixed-use building at the northwest corner of Highway 7 East and Donald Cousens Parkway, Files OP 13 128934 & OP 13 137282”, be received; and,
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the applications to amend the Official Plan; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

10. **PRELIMINARY REPORT  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT, SUBMITTED BY  
LIVANTE HOLDINGS, 2271850 ONTARIO LTD., AND VETMAR LTD.,  
ON THE LANDS KNOWN MUNICIPALLY AS  
10978, 10988, 11030 WOODBINE AVENUE  
FILE NO. SU/ZA 15 129978 (10.7, 105)**  
[Report](#)

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

- 1) That the Staff report entitled “Preliminary Report - Applications for Draft Plan of Subdivision and Zoning By-law Amendment, submitted by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., on the lands known municipally as 10978, 10988, 11030 Woodbine Avenue File No's. SU/ZA 15 129978”, be received; and,

- 2) That a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. PRELIMINARY REPORT  
PROPOSED GENERAL “HOUSEKEEPING”  
ZONING BY-LAW AMENDMENTS 2015 (PR-13-128740) (10.5)**  
[Report](#) [Appendix 1](#)

The Committee requested a presentation/work session prior to the Public Meeting.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the report dated September 8, 2015 entitled “PRELIMINARY REPORT – Proposed General “Housekeeping” Zoning By-law Amendments (PR-13-128740)”, be received; and,
- 2) That the report dated August 7, 2015 by Meridian Planning entitled “ANALYSIS OF PROPOSED “HOUSEKEEPING” CHANGES TO VARIOUS CITY OF MARKHAM BY-LAWS” attached as “Appendix 1” to this report, be received; and,
- 3) That a Public Meeting be held to receive comments from the public, internal and external agencies, and other stakeholders with respect to proposed amendments to the zoning by-laws; and,
- 4) **That a presentation or work session be held for the Committee, prior to the Public Meeting; and further,**
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED



**12. REPORT ON INCOMING PLANNING APPLICATIONS  
FOR THE PERIOD OF APRIL 18, 2015 TO JULY 24, 2015 (10.0)**

[Report](#)

A Committee member questioned the application for 162 Main Street. Staff will provide clarification to the Committee member.

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Valerie Burke

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of April 18, 2015 to July 24, 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

**13. REQUEST FOR DEMOLITION AND  
INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT  
NAME: JOHN EBY REESOR HOUSE  
ADDRESS: 8402 STEELES AVENUE  
OWNER: INFRASTRUCTURE ONTARIO (10.13 & 16.11.3)**

[Report](#)

Staff advised that the province has withdrawn the Demolition Permit Application. The Committee expressed appreciation to the province.

George Duncan, Senior Heritage Planner, provided background information on the significance of the John Eby House.

This matter relates to communications listed under Agenda Item # 15.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the information update regarding the withdrawal of the “Request for Demolition” of the John Eby Reesor House and its associated accessory buildings at 8402 Steeles Avenue, be received; and
- 2) That Infrastructure Ontario be advised that the City of Markham appreciates the withdrawal of the “Request for Demolition”; and,

- 3) That as recommended by Heritage Markham, the John Eby Reesor House at 8402 Steeles Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 4) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 5) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 6) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. INFORMATION REPORT  
MARKHAM'S PARTICIPATION IN THE  
CONFEDERATION OF GREATER TORONTO  
CHINESE BUSINESS ASSOCIATION (CGTCBA)  
2015 CHINA TRADE MISSION (10.16)  
[Report](#)**

Sandra Tam, Senior Business Development Officer, gave a presentation regarding Markham's participation in the Confederation of Greater Toronto Chinese Business Association (CGTCBA) 2015 China Trade Mission. Markham will be represented by a four-person delegation composed of the Mayor, Vice Chair of the Economic Development Committee, Director of the Economic Development Department, and one Senior Business Development Officer, from November 21 to December 4, 2015, at a total cost not to exceed \$42,520.00.

Although staff and the Committee were aware of the proposed mission earlier this year, it is a private-sector driven project, so a final determination based on confirmed costs could not be made until recently. Discussions included the benefits of the initiative, and the number of people participating.

Moved by: Mayor Frank Scarpitti  
Seconded by: Regional Councillor Jim Jones

- 1) That 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" be received; and,

- 2) That the City of Markham be represented by a four-person delegation composed of the Mayor, Vice Chair of the Economic Development Committee, Director of the Economic Development Department, and one Senior Business Development Officer; and,
- 3) That the total cost of the mission not exceed \$42,520.00 and be expensed from within the 2015 International Investment Attraction account 610-998-5811; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. HERITAGE DESIGNATED PROPERTY OF  
JOHN EBY REESOR HOUSE  
8402 STEELES AVENUE EAST MARKHAM (10.16 & 16.11.3)  
[Correspondence](#)**

The correspondence relates to Agenda Item # 13.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

That the correspondence date August 26, 2015 from the Reesor family providing comments on the above subject matter be received.

CARRIED

**16. NEW BUSINESS  
MEETING AGENDAS (16.0)**

The Committee had suggestions regarding meeting agendas, to ensure a smoother meeting process.

Moved by: Councillor Karen Rea

Seconded by: Regional Councillor Nirmala Armstrong

That staff be requested to make the following changes to agenda and meeting processes:

- Allow appropriate discussion time for presentations so that the meeting does not get behind schedule
- List presentations later in the agenda so that regular business matters and members of the public can be dealt with expeditiously
- Provide staff and public presentations electronically only, not paper copies.

CARRIED

**17. NEW BUSINESS**

**NOTICE OF MOTION**

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

Regional Councillor Jim Jones presented a Notice of Motion for consideration at the next Development Services Committee meeting.

Moved by: Regional Councillor Jim Jones

Seconded by: Regional Councillor Nirmala Armstrong

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 walk-able 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 Unionville 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.

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

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Amanda Collucci

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) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- June 23, 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 - 27  
VALLONCLIFFE ROAD - WARD 1) (8.0)**  
[Section 239 (2) (e)]

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Logan Kanapathi

That the Development Services Committee rise and report from the in-camera session 12:11 PM.

**CARRIED**

The following in-camera items were approved by Development Services Committee as follows:

- (1) **DEVELOPMENT SERVICES COMMITTEE  
IN-CAMERA MINUTES  
- June 23, 2015 (10.0)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee in-camera meeting, held June 23, 2015, be confirmed.

CARRIED

- (2) **LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS  
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE  
MUNICIPALITY OR LOCAL BOARD (ONTARIO MUNICIPAL BOARD - 27  
VALLONCLIFFE ROAD - WARD 1) (8.0)**  
[Section 239 (2) (e)]

This item has been forwarded to the September 28, 2015 Council meeting.

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 12:11 PM.

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