



## **Development Services Committee Minutes**

June 23, 2015, 9:00 AM to 2:00 PM

Council Chamber

Meeting No. 14

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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**

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  
Murray Boyce, Senior Policy Coordinator  
Alan Brown, Director of Engineering  
Catherine Conrad, City Solicitor  
George Duncan, Senior Heritage Planner  
Biju Karumanchery, Acting Director of Planning and  
Urban Design  
Brian Lee, Deputy Director of Engineering  
Tom Villella, Manager, Zoning and Special Projects  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:03 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. 2.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. TRANSIT UPDATE (5.14)**

[Presentation](#)

Alan Brown, Director of Engineering, gave a PowerPoint presentation on transit issues. The high-level presentation reviewed Metrolinx initiatives, the ‘Big Move’ and ‘Next Wave’ project updates including electrification of rail lines, Regional Express Rail (RER), the Smartrack proposal, and the Unionville Mobility Hub. The investment strategy and next steps were also discussed. Staff will continue to work with the Region and Metrolinx to advance a transit system to accommodate growth to 2031, and will continue to update the Committee.

Staff responded to questions from the Committee regarding the funding formula for the Yonge Subway and the various projects. It was emphasized the City is not a transit service provider, and must coordinate with transit agencies.

Moved by: Regional Councillor Jim Jones

Seconded by: Deputy Mayor Jack Heath

That the presentation provided by Alan Brown, Director of Engineering entitled “Transit Update” be received.

CARRIED

**2. 8510 WOODBINE AVENUE  
APPLICATION FOR SITE PLAN APPROVAL AND  
AMENDMENT TO THE ZONING BY-LAW (10.6, 10.5)**

Mark Yarranton, KLM Planning, representing the applicant for 8510 Woodbine Avenue, made a deputation to provide background information on the proposal and to request approval of the applications.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Joe Li

That the deputation by Mark Yarranton of KLM Planning, representing the applicant for 8510 Woodbine Avenue, be received.

CARRIED

**3. BOX GROVE HILL DEVELOPMENT INC.  
DRAFT PLAN OF SUBDIVISION AND  
ZONING BY-LAW AMENDMENT APPLICATIONS (10.7, 10.5)**

Don Given of Malone Given Parsons, representing Box Grove Hill Development Inc. made a deputation regarding the applications by Box Grove Hill Developments Inc., on the north side of Copper Creek Drive, to provide Committee members with background information on the proposal. Mr. Given indicated general support for the position of staff on this matter.

Mr. Given responded to questions from the Committee regarding the residential units, live/work concept, and parkland dedication.

Moved by: Councillor Logan Kanapathi  
Seconded by: Regional Councillor Joe Li

That the deputation by Don Given of Malone Given Parsons, representing Box Grove Hill Development Inc. regarding applications for the north side of Copper Creek Drive, be received.

CARRIED

**4. DEVELOPMENT SERVICES COMMITTEE MINUTES**  
**- June 16, 2015 (10.0)**  
[Minutes](#)

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

That the minutes of the Development Services Committee meeting held June 16, 2015, be confirmed.

CARRIED

**5. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES**  
**- June 16 and 17, 2015 (10.0)**  
[Minutes](#)

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

That the minutes of the Development Services Public Meeting held June 16 and 17, 2015, be confirmed.

CARRIED

**6. MAIN STREET MARKHAM COMMITTEE MINUTES**  
**- May 20, 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 May 20, 2015, be received for information purposes.

CARRIED

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

**-May 21, 2015 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held May 21, 2015, be received for information purposes.

CARRIED

**8. 2014 CITY OF MARKHAM OFFICIAL PLAN  
PART 1 – PROPOSED FURTHER MODIFICATIONS  
RECOMMENDED FOR APPROVAL BY THE  
ONTARIO MUNICIPAL BOARD (10.0)**

[Report Appendix A](#)

Staff responded to questions from the Committee regarding partial approval, the modifications, and the inclusion of definitions. The Committee received correspondence on this matter.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) **That correspondence from Jeffrey E. Streisfield of Land Law, representing Scared 7 Company Ltd., and from John A.R. Dawson of McCarthy Tetrault, representing the Infrastructure Ontario, regarding proposed modifications to the 2014 City of Markham Official Plan, be received; and,**
- 2) That the report entitled “2014 City of Markham Official Plan, Part I – Proposed Further Modifications Recommended for Approval by the Ontario Municipal Board” dated June 23, 2015, be received; and,
- 3) That the proposed modifications to the 2014 City of Markham Official Plan – Part 1, as outlined in Appendix ‘A’ of the report entitled “2014 City of Markham Official Plan, Part I – Proposed Further Modifications Recommended for Approval by the Ontario Municipal Board” dated June 23, 2015, be endorsed, and forwarded to the Ontario Municipal Board for approval; and further,
- 4) That staff and legal counsel be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. CIM GLOBAL DEVELOPMENT LP  
9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE  
AND THE ABUTTING PROPERTY TO THE EAST  
SC 14 130863 (10.6)**

[Memo](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the Memorandum dated June 23<sup>rd</sup>, 2015 titled “CIM Global Development LP, 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, SC 14 130863”, be received; and,
- 2) That site plan approval as it relates to the site plan application (SC 14 130863) for a proposed townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, be delegated to the Director of Planning and Urban Design; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. KYLEMORE YORKTON PHASE II  
COMMUNITY DESIGN PLAN (10.0)**

[Report](#) [Appendix A](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the staff report titled “Kylemore Yorkton Phase II Community Design Plan”, dated June 23, 2015, be received; and,
- 2) That the *Kylemore Communities, Yorkton Phase II, Community Design Brief (Community Design Plan, “CDP”)*, prepared by RN Design be endorsed; and,
- 3) That the *Community Design Plan* be used in the evaluation of all development applications within the Kylemore Yorkton Phase II Community; and,
- 4) That the Director of Planning and Urban Design be authorized to approve any future required revisions to the *CDP*; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. RECOMMENDATION REPORT  
KYLEMORE COMMUNITIES (YORKTON) LIMITED  
OFFICIAL PLAN, DRAFT PLAN OF SUBDIVISION AND  
ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT  
132 TOWNHOUSE UNITS AT 9350 TO 9392 KENNEDY ROAD  
FILE NOS. OP, SU, & ZA 14 132762 (10.3, 10.7 & 10.5)**  
[Report](#)

Jim Baird, Commissioner of Development Services gave a brief explanation of the applications by Kylemore Communities (Yorkton) Limited. The Committee discussed residents' concerns and the bike lane system.

Michael Montgomery, representing the applicant, advised that they are in discussions with the residents and issues will be resolved at the site plan stage.

Moved by: Councillor Amanda Collucci  
Seconded by: Councillor Don Hamilton

- 1) That the report titled "Recommendation Report, Kylemore Communities (Yorkton) Limited, Official Plan, Draft Plan of Subdivision and Zoning Amendment Applications to permit 132 townhouse units at 9350 to 9392 Kennedy Road" dated June 23, 2015, be received; and,
- 2) That the applications submitted by Kylemore Communities (Yorkton) Limited, to amend the in force Official Plan (Revised 1987), as amended, the Markham Official Plan 2014 (not yet in force), Zoning By-laws 304-87 and 177-96, as amended, to permit a 132 unit townhouse development at 9350 to 9392 Kennedy Road be approved; and,
- 3) That the proposed amendment to the in force Markham Official Plan (Revised 1987), as amended, attached as Appendix 'B', and a corresponding amendment to the Markham Official Plan 2014 (not yet in force), attached as Appendix 'C' be forwarded to Council for adoption; and,
- 4)\*\* That the zoning by-law include an (H) provision on the lands at the southwest corner of Street A and Kennedy Road, to be removed when the applicant has entered into a subdivision agreement and site plan agreement to address matters pertaining to tree preservation, building siting and potential future access integration with the property to the south, to the satisfaction of the Director of Planning and Urban Design, or his designate; and
- 5) That the proposed amendments to Zoning By-laws 304-87 and 177-96, as amended, attached as Appendix 'D', be forwarded to Council for approval and enacted without further notice; 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 ‘A’ as may be amended by the Director of Planning and Urban Design; and further,
- 7) That Council hereby determines that the giving of further notice is not required for the Official Plan, Draft of Subdivision and Zoning By-Law Amendment applications for 9350 to 9392 Kennedy Road, File Nos. OP, SU & ZA 14 132762.

CARRIED

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\*\* Amended by Council on June 23, 2015 to add Clause 4.

**12. DEMOLITION PERMIT APPLICATION  
HISTORIC BARN  
24 MAPLE LANE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
FILE NO. 14 133286 DP (16.11, 10.13)**

[Report](#)

This matter was deferred from the June 16, 2015, Development Services Committee meeting to allow the applicant to consider retaining a structural engineer.

Correspondence was received from John Shepley (Agenda Item # 14). Jinli Ding, owner of 24 Maple Lane, submitted reports from JHL Engineering Inc., and Cy Wong and Associates, regarding structural assessments of the barn.

Jinli Ding, owner of 24 Maple Lane, made a deputation and discussed the two engineering reports submitted that indicate significant structural issues with the barn and recommending demolition.

The Committee suggested the demolition materials be salvaged and used to reproduce a smaller, similar structure, or be made available for others to use. Mr. Ding advised that he was agreeable to this option. Staff advised of options in this regard and recommended the materials be properly stored for future use, preferably on the site to retain some integrity and contextual value of the original structure. The Committee noted with regret that the barn had been allowed for many years to deteriorate into its current state.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) **That correspondence from John Shepley, and submissions by Jinli Ding from JHL Engineering Inc. and Cy Wong and Associates, regarding 24 Maple Lane, be received; and,**
- 2) That the staff report titled “Demolition Permit Application, Historic Barn, 24 Maple Lane, Unionville Heritage Conservation District” dated June 16, 2015, be received; and,

- 3) That the application for a Demolition Permit (14 133286 DP) be **approved, on the condition that the materials be salvaged for re-use on site, or for sale; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. RECOMMENDATION REPORT  
SITE PLAN APPLICATION SUBMITTED BY  
THE CATHOLIC CEMETERIES CATHOLIC AND  
FUNERAL SERVICES - ARCHDIOCESE OF TORONTO (CCFS)  
TO PERMIT A MAUSOLEUM AT THE HOLY CROSS CEMETERY  
AT 211 LANGSTAFF ROAD  
SC 15 243928 (10.6)**

[Report](#)

Jim Baird, Commissioner of Development Services gave an overview of the proposal for Phase 1 of a second mausoleum on the site. A community meeting has been held by the Ward Councillor, and comments from the public are addressed in the staff report.

Mike Everard, representing the applicant, the Catholic Cemeteries Catholic and Funeral Services - Archdiocese of Toronto (CCFS), gave a PowerPoint presentation with site plan and elevation details. The Committee received four written submissions submitted by Mr. Everard, in support.

Moved by: Councillor Valerie Burke  
Seconded by: Councillor Colin Campbell

- 1) **That the written submissions from Fr. Anthony Iacobello, Pastor, Fr. Vincenzo Rosate, Pastor, Fr. Francis Chong, Pastor, and Fr. Joseph Singh, Pastor, regarding the proposed mausoleum at Holy Cross Cemetery at 211 Langstaff Road, be received; and,**
- 2) That the site plan application (SC 15 243928) submitted by the Catholic Cemeteries Catholic and Funeral Services - Archdiocese of Toronto (CCFS), to permit a proposed Phase 1 mausoleum at Holy Cross Cemetery at 211 Langstaff Road, be endorsed in principle, subject to the conditions in Appendix 'C'; and,
- 3) That site plan endorsement and approval be delegated to the Director of Planning and Urban Design or designate, and that Site Plan Approval be issued following execution of a Site Plan Agreement. (Site Plan Approval is issued only when the Director has signed the plan); and,



- 4) That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a Site Plan Agreement is not executed within that period; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. INFORMATION REPORT  
PROPOSED EXTENSION OF NOTIFICATION PERIOD  
FOR MINOR VARIANCES AND EXPANSION OF  
CIRCULATION BOUNDARIES FOR COMMITTEE OF ADJUSTMENT  
APPLICATIONS AND STATUTORY PUBLIC MEETINGS (10.12)**

[Report](#)

The Committee discussed options for expanded notification. It was suggested that the wording on the notice signs be revised to provide clarity. The Committee discussed increased costs and legal implications.

Moved by: Councillor Karen Rea

Seconded by: Deputy Mayor Jack Heath

- 1) That the report entitled “Proposed Extension of Notification Period for Minor Variances and Expansion of Circulation Boundaries for Committee of Adjustment Applications and Statutory Public Meetings” be received as the Planning Staff response to the information requested by Development Services Committee; and,
- 2) **That the circulation boundaries be increased to 120 metres for Committee of Adjustment applications and to 200 metres for Statutory Public meetings; and,**
- 3) **And that the notification period for Committee of Adjustment applications be expanded to 14 days; and,**
- 4) **And that double-sided signs be used for Committee of Adjustment applications; and,**
- 5) **That all Heritage Estates property owners be notified of Committee of Adjustment minor variance applications within Heritage Estates; and,**
- 6) **That staff ensure clearer maps are utilized in notice letters; and further,**
- 7) **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

CARRIED

**15. 24 MAPLE LANE  
DEMOLITION PERMIT APPLICATION  
HISTORIC BARN, UNIONVILLE (16.11, 10.13)**  
[Communication](#)

This item relates to agenda item # 11.

Moved by: Councillor Don Hamilton  
Seconded by: Councillor Colin Campbell

That the email dated June 17, 2015 from John Shepley providing comments on the above subject matter be received.

CARRIED

**16. NEW BUSINESS  
RIGHT-HAND TURN AT VILLAGE PARKWAY (5.10)**

Councillor Don Hamilton requested a review of the right-turn lane at Village Parkway and Highway 7 when proceeding southbound on Village Parkway.

**17. NEW BUSINESS  
ASSET MANAGEMENT (12.4)**

Deputy Mayor Jack Heath requested staff to evaluate the replacement of Council Members' chairs in the Council Chamber, over the summer recess.

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

Moved by: Councillor Alan Ho  
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 matter:

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- June 16, 2015 (10.0)  
[Section 239 (2) (c)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE  
ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL  
BOARD (VALLEYMEDE BUILDING AMA CORPORATION - WARD 8) (8.0)  
[Section 239 (2) (e)]

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (SHELL CANADA LIMITED C/O 2283288 ONTARIO LIMITED, 8510 WOODBINE AVENUE - WARD 2) (8.0)  
[Section 239 (2) (e)]
- (4) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (BOX GROVE HILL DEVELOPMENTS INC.) (WARD 5) (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 1:10 PM.

CARRIED

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

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- June 16, 2015 (10.0)  
[Section 239 (2) (c)]

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee in-camera meeting, held June 16, 2015, be confirmed.

CARRIED

- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (VALLEYMEDE BUILDING AMA CORPORATION - WARD 8) (8.0)  
[Section 239 (2) (e)]

This item has been forwarded to the June 23, 2015 Council meeting.

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (SHELL CANADA LIMITED C/O 2283288 ONTARIO LIMITED, 8510 WOODBINE AVENUE - WARD 2) (8.0)  
[Section 239 (2) (e)]

This item has been forwarded to the June 23, 2015 Council meeting for adoption.

- (4) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (BOX GROVE HILL DEVELOPMENTS INC.) (WARD 5) (8.0)  
[Section 239 (2) (e)]

This item has been forwarded to the June 23, 2015 Council meeting for adoption.

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 1:10 PM.

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