



Development Services Committee Minutes

June 16, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 13

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 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
George Duncan, Senior Heritage Planner
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Acting Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Sharon Williams, Director of Human Resources
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath

The Development Services Committee convened at the hour of 9:08 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Nirmala Armstrong assumed the Chair for Transportation item, No. 2.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Drimmel, Doreen, Human Resources, Human Resources Consultant, 20 years
Fu, Phoebe Ai-Chen, Asset Management, Director, 10 years
Sharif, Hossein, Asset Management, Senior Project Engineer, 10 years
Dimou, Christina, Building Standards, Applications Administrator - Building, 10 years
Saa, Rafael, Building Standards, Building Inspector II, 10 years
Santoro, Carlo, Building Standards, Building Inspector II, 10 years
Hosseini-Ara, Mohammed, Culture, Acting Director, Culture Portfolio, 10 years
Jones, John Daniel, Culture, Maintenance Assistant, Museum, 10 years
Kumabe Colangelo, Carrie, Culture, Culture Coordinator, 10 years
Tam, Sandra Kwai King, Economic Development, Senior Business Development Officer,
10 years
Azmy, Nehal, Engineering, Capital Works Engineer, 10 years
Hall, Prem, Engineering, Engineering Technologist/Inspector, 10 years
Ballagh, Tim, Environmental Services, Waterworks Operator, 10 years
Dela Cruz, Noris, Environmental Services, Manager, IMS, 10 years
Gao, Shumin, Environmental Services, Water System Engineer, 10 years
Roque, Mario, Environmental Services, Waterworks Technician, 10 years
Toleck, William, Environmental Services, Waterworks Operator II, 10 years
Sit, Paul, Fire & Emergency Services, Fire Prevention Officer, 10 years
Karges, Kenneth, Information Technology Services, Lead, Service Management, 10 years
Chin, Beverly, Legislative Services, Contact Centre Representative, 10 years
Cozis, Rosaria, Legislative Services, Team Supervisor, 10 years
Gogas, Letta, Legislative Services, Contact Centre Representative, 10 years
Gold, Laura, Legislative Services, Council/Committee Coordinator, 10 years
Fry, Patrick, Operations, Working Supervisor, 10 years
O'Reilly, Ryan, Operations, Working Supervisor, 10 years
Rehman, Shahid, Operations, Inventory Control Coordinator, 10 years
Vent, Mike, Operations, Sign Maintenance, 10 years
Willis, Paul, Operations, Sign Maintenance, 10 years
Frizzle, Trevor, Recreation Services, Facility Operator I, 10 years
Greer, Scott, Recreation Services, Facility Operator II, 10 years
Halberstadt, Bonny, Recreation Services, Customer Service Representative, 10 years
Letman, Nancy, Recreation Services, Community Program Co-ordinator, 10 years
Puopolo, Mario, Recreation Services, Community Facility Supervisor - North, 10 years
Rescigno, Antonietta, Recreation Services, Customer Service Representative, 10 years
Roe, Donald, Recreation Services, Community Program Supervisor, 10 years
Stokes, Brian, Recreation Services, Facility Operator II, 10 years
Van Veghel, Michael, Recreation Services, Facility Operator II, Angus Glen C.C., 10 years

The Committee briefly discussed the staff recognition program.

**2. MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
FOR MIDLAND AVENUE EXTENSION
(FROM STEELES AVENUE TO OLD KENNEDY ROAD) (5.7)**
[Presentation](#)

Alan Brown introduced this matter, as a follow up to the presentation to Development Services Committee on May 5, 2015.

Nick Poulos, Partner, Poulos & Chung Limited, gave a presentation to respond to the issues raised, and options. Staff and the Consultants responded to questions from the Committee.

Deacon Timothy Young of the Logos Baptist Church, which would be impacted by Option #4, indicated that relocation of the church within the vicinity would be difficult but could be considered.

Andrew Madden, a representative of the Developers Group, discussed constraints to Option #4 and the Group's preference for Option #3.

Pat Dimilta of Dimilta Bros. Investment Group, representing the owners of 103, 113 and 123 Old Kennedy Road, strongly objected to Option #3, as it severely impacts the development of the subject lands. Mr Dimilta identified the properties. The Consultants discussed the restraints and impacts of both options. The Committee directed staff to work with the Developers Group Trustee and Mr. Dimilta to address the impacts to the properties.

The Committee considered the options and indicated support for preferred Alignment Option #3. Staff will provide updates on the progress of the project.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Jim Jones

- 1) **That the deputations by Deacon Timothy Young of the Logos Baptist Church, Andrew Madden, representing the Developers Group, and Pat Dimilta, representing the owners of 103, 113 and 123 Old Kennedy Road, regarding the Municipal Class Environmental Assessment for Midland Avenue Extension, be received; and,**
- 2) That the June 16, 2015 presentation by Masongsong & Associates / Poulos & Chung entitled "Municipal Class Environmental Assessment for Midland Avenue Extension (from Steeles Avenue to Old Kennedy Road)" be received; and,
- 3) That the preferred alignment and cross-section for the Midland Ave from Steeles Ave to Old Kennedy Road (**Option #3**) be endorsed; and,
- 4) That staff be authorized to file the Environmental Study Report (ESR) for the Midland Ave extension from Steeles Ave to Old Kennedy Road with the Ministry of the Environment and Climate Change for the 30 day public review period; and,

- 5) **That staff be directed to work with the Developers Group Trustee and Pat Dimilta of Dimilta Bros. Investment Group, to address the impacts to 103, 113 and 123 Old Kennedy Road; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 2, 2015 (10.0)
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held June 2, 2015, be confirmed.

CARRIED

4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- June 2, 2015 (10.0)
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held June 2, 2015, be confirmed.

CARRIED

5. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-April 16, 2015 (16.34)
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 16, 2015, be received for information purposes.

CARRIED

**6. MARKHAM SUB-COMMITTEE MINUTES
CORNELL – ROUGE NATIONAL URBAN PARK GATEWAY (RNUP)
- May 25, 2015 (10.0)
[Minutes](#)**

Moved by: Councillor Alex Chiu
Seconded by: Councillor Colin Campbell

That the minutes of the Markham Sub-Committee – Cornell – Rouge National Urban Park Gateway (RNUP) meeting held May 25, 2015, be received for information purposes.

CARRIED

**7. HERITAGE MARKHAM COMMITTEE MINUTES
- June 10, 2015 (16.11)
[Minutes](#)**

Moved by: Councillor Alex Chiu
Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held June 10, 2015, be received for information purposes.

CARRIED

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

Moved by: Councillor Alex Chiu
Seconded by: Councillor Colin Campbell

- 1) That the report titled 'Information Report 2015 Second 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

9. **PRELIMINARY REPORT
TERRA GOLD (MCCOWAN) PROPERTIES INC.
AND TERRA GOLD (WALLASEY) PROPERTIES INC.
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW TO ALLOW A TOWNHOUSE DEVELOPMENT
AT 9329 & 9365 MCCOWAN RD AND
5286 16TH AVE (NE MCCOWAN RD AND 16TH AVE)
FILE NOS: OP/ZA 15 110451 (10.3, 10.5)**
[Report](#)

The Committee directed that the notification boundary be expanded to Roy Raney Avenue in the east and Barnstone Drive in the north.

Rosemary Humphries of Humphries Planning, representing the applicant, gave a PowerPoint presentation regarding the application.

Moved by: Councillor Karen Rea

Seconded by: Councillor Alan Ho

- 1) That the report dated June 16, 2015 titled “PRELIMINARY REPORT, Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc., Applications to amend the Official Plan and Zoning By-law to allow a townhouse development at 9329 & 9365 McCowan Rd and 5286 16th Ave (NE McCowan and 16th Ave), File Nos: OP/ZA 15 110451”, be received; and,
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Official Plan and Zoning By-law Amendment applications **with an expanded notification boundary to Roy Raney Avenue to the east and Barnstone Drive to the north**; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. PRELIMINARY REPORT
APPLICATION BY 2444664 ONTARIO INC.
FOR ZONING BY-LAW AMENDMENT TO
FACILITATE SEVERANCE OF 22 OAKCREST AVENUE
TO CREATE ONE ADDITIONAL BUILDING LOT
FILE NO: ZA 15 146854 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated June 16, 2015 titled “PRELIMINARY REPORT, Application by 2444664 Ontario Inc. for Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot (File No. ZA 15 146854)”, be received; and,
- 2) That a Public Meeting be held to consider the application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. PRELIMINARY REPORT
1377402 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT PROFESSIONAL OFFICE AND COMMERCIAL USE
162 MAIN STREET NORTH, MARKHAM VILLAGE
FILE NO. ZA 15 147635 (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report titled “ PRELIMINARY REPORT, 1377402 Ontario Inc., Application for Zoning By-law Amendment to permit Professional Office and Commercial Use, 162 Main Street North, Markham Village, File No. ZA 15 147635” be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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

Jim Baird, Commissioner of Development Services provided background on the proposed demolition of the historic barn at 24 Maple Lane.

George Duncan, Senior Heritage Planner, provided additional information regarding the owner's original intention to preserve the barn, and the contractor retained by the owner.

Jinli Ding, owner of 24 Maple Lane, displayed photographs of the barn and described the deterioration and instability of the structure. Mr. Ding discussed his unsuccessful efforts to have the barn restored, and his issues with insurance coverage for the entire property due to the condition of the barn.

John Shepley and Cathy Smelser, owners of 21 Maple Lane, adjacent to the barn, advised of the heritage significance of the barn and supported restoration of the structure.

Harry Eaglesham suggested that a severance be pursued to separate the barn and house for insurance and restoration purposes.

In response to questions regarding Heritage Markham's monitoring of this significant heritage asset, staff advised that Heritage Markham's role is as an advisory body and is not responsible for inspection or enforcement. The City's potential liability from denying the demolition was questioned. With respect to the difficulty in obtaining insurance coverage, staff suggested that the vacant house may be a more significant factor, and that other remedies are available to the owner. Mr. Ding indicated that his son was residing in the house and that he had only approached two insurance companies to seek coverage.

Staff confirmed that the property is zoned for single family residential use, and discussed the TRCA's position and the City's policies regarding severance and development of this property. Staff displayed photographs of the remedial work on the structure to prevent collapse. The Building Department has determined that the barn is not in immediate danger of collapsing.

The Committee suggested the owner obtain a structural engineer's report to confirm restoration potential and estimated costs. It was noted that there are time constraints on the demolition application and that the failure of the City to make a decision within 90 days deems the demolition to be approved. The applicant was reluctant to extend the deadline, due to insurance concerns. The Committee agreed to defer this matter to allow the owner to consider options.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) **That the deputations by Jinli Ding, John Shepley and Cathy Smelser, and Harry Eaglesham regarding the demolition application for 24 Maple Lane, be received; and,**
- 2) **That the Demolition Permit Application for 24 Maple Lane be deferred to the Development Services Committee meeting of June 23, 2015, to allow the applicant to consider retaining a structural engineer.**

CARRIED

13. REQUEST FOR DEMOLITION
287 MAIN ST. N. MARKHAM VILLAGE (16.11, 10.13)
[Report](#)

Staff advised that there is no required sequence of applications for the severance and the demolition permit.

Moved by: Councillor Karen Rea

Seconded by: Councillor Alan Ho

- 1) That Council endorse the demolition of the non-heritage single detached dwelling and detached accessory building at 287 Main St. N. located within the Markham Village Heritage Conservation District; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. MEMORANDUM
PROPOSED REVOCATION OF
MINISTER’S ZONING ORDER (MZO)
ONTARIO REGULATION 104/72 (AIRPORT FREEZE)
ON LANDS GENERALLY LOCATED WEST OF HIGHWAY 48,
SOUTH OF 19TH AVENUE, EAST OF KENNEDY ROAD
AND NORTH OF MAJOR MACKENZIE DRIVE (10.5)**
[Memo](#)

Staff provided a brief explanation of this matter.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the memorandum entitled, “MEMORANDUM: Proposed Revocation of Minister’s Zoning Order (MZO), Ontario Regulation 104/72 (Airport Freeze), on lands generally located west of Highway 48, south of 19th Avenue, east of Kennedy Road and north of Major Mackenzie Drive” be received; and,
- 2) That a copy of this memo be forwarded to the Ministry of Municipal Affairs and Housing (MMAH), along with a covering letter informing the Ministry:
 - i) That the City of Markham has no objection to the revocation of the MZO on the lands generally located west of Highway 48, south of 19th Avenue, east of Kennedy Road and north of Major Mackenzie Drive (Figure 1), and;
 - ii) That the City of Markham requests a comprehensive list of all MZO amendments approved by the Ministry affecting the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**15. RECOMMENDATION REPORT
LINDVEST PROPERTIES (CORNELL) LIMITED
SITE PLAN APPLICATION TO PERMIT
192 STACKED TOWNHOUSE UNITS
AT 6937 HIGHWAY 7 EAST
FILE NUMBER SC 15-129363 (10.6)**
[Report](#)

On June 2, 2015, Development Services Committee deferred consideration of the above subject matter to the meeting this date, to allow the applicant and residents to resolve issues.

Lindsay Dale Harris of Bousfields, representing Lindvest Properties (Cornell), gave a PowerPoint presentation regarding the application and reported on discussions with residents and resolution of their concerns. Exterior material and colour samples were displayed.

Shana Hajee, resident on Maryterrace Court, requested that the Region grant temporary access to Highway 7 for construction traffic, and that Lindvest be restricted from using Maryterrace Court for construction purposes, except for construction of the new road and sidewalk. Staff advised that they can work with Engineering and the Region to minimize impacts. The Committee requested the Lindvest provide three parking spots instead of two, and that parking be retained for the residents on the north side of Maryterrace Court.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) **That the deputation by Shana Hajee regarding the Site Plan Application for 6937 Highway 7 East, be received; and,**
- 2) That the report titled “Recommendation Report, Site Plan Application to permit 192 stacked townhouse units at 6937 Highway 7 East, File Number SC 15 129363”, be received; and,
- 3) That the presentation by Lindvest Properties (Cornell) Limited regarding a residential condominium development consisting of 192 stacked townhouse units, be received; and,
- 4) That the Site Plan application (SC 15 129363) submitted by Lindvest Properties (Cornell) Limited to facilitate a residential condominium development consisting of 192 units be endorsed in principle, subject to the conditions attached as Appendix ‘A’; and,
- 5) That Site Plan Approval (SC 14 110102) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement; and,
- 6) That 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,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

16. NEW BUSINESS
IN-CAMERA MATTERS (10.0, 8.0)

The Committee consented to new business from Councillor Karen Rea regarding a property acquisition matter.

Moved by: Councillor Karen Rea
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) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 4) (8.0)
[Section 239 (2) (c)]

CARRIED

Moved by: Councillor Karen Rea
Seconded by Councillor Amanda Collucci

That the Development Services rise from in-camera session at 12:24 PM.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:24 PM.

Alternate formats for this document are available upon request.
