



Development Services Committee Minutes

May 19, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 11

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

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Ronji Borooah, City Architect
Alan Brown, Director of Engineering
Catherine Conrad, City Solicitor
Lilli Duoba, Manager, Natural Heritage
Scott Heaslip, Senior Project Coordinator
Anna Henriques, Senior Planner, Zoning and Special Projects
Biju Karumanchery, Acting Director of Planning and Urban Design
Bill Snowball, Fire Chief
Tom Villella, Manager, Zoning and Special Projects
Sharon Williams, Director of Human Resources
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets:

Councillor Alex Chiu

The Development Services Committee convened at the hour of 9:05 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

The Committee recessed between 12:10 and 1:08 PM; between 2:45 to 4:35 PM; and between 7:28 to 7:29 PM.

Disclosure of Pecuniary Interest - None declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

City of Markham Staff:

Penner, Robert, Asset Management, Manager, Utilities, Survey & Assets Database, 20 years
Hanlon, Derek, Building Standards, Building Inspector II, 20 years
Tafesse, Dereje, Engineering, Capital Works Engineer, 20 years
Beaumont, Christopher, Fire & Emergency Services, 1st Class Firefighter, 20 years
Clarry, Janet, Fire & Emergency Services, Alarm Room Operator, 20 years
Dyson, Jacqueline, Fire & Emergency Services, Fire Prevention Officer, 20 years
Leslie, David, Fire & Emergency Services, 1st Class Firefighter, 20 years
Stoneman, Donald, Fire & Emergency Services, 1st Class Firefighter, 20 years
Drimmel, Doreen, Human Resources, Human Resources Consultant, 20 years
Wimmer, Elizabeth, Planning & Urban Design, Senior Planner, 20 years
Cufre, Pablo, Recreation Services, Maintenance Assistant, 20 years
Girard, Emma, Corporate Communications & Community Engagement, Production & Advertising Coordinator, 15 years
Attai, Stella, Financial Services, Financial Analyst, Accounting, 15 years
Visser, Mark, Financial Services, Senior Manager, Financial Strategy & Investments, 15 years
Mungy, Michael, Fire & Emergency Services, 1st Class Firefighter, 15 years
Reeves, Deborah, Fire & Emergency Services, Administrative Assistant, Fire Services, 15 years
Williams, Sharon, Human Resources, Director, Human Resources, 15 years
Lai, Vincent, Information Technology Services, Senior Systems Analyst, 15 years
Canton-Yuen, Linda, Legislative Services, Provincial Offences Officer I, 15 years
McWhinnie, Jill, Legislative Services, Senior By-law Enforcement & Licensing Clerk, 15 years
Bingham, James, Operations, Supervisor, 15 years
Fockler, Sheila, Operations, Parks Labourer/Driver, 15 years
Leadbetter, Mark, Operations, Facility Yard Maintenance, 15 years
Lombardi, Anthony, Operations, Truck Driver, 15 years
McGilvray, Steve, Operations, Operations Working Supervisor, 15 years
Prior, Michael, Operations, Working Supervisor, 15 years
Day, Geoff, Planning & Urban Design, Senior Planner Buttonville Development, 15 years
Jeffery, Catherine, Planning & Urban Design, Landscape Inspector, 15 years
Beck, Kevin, Recreation Services, Facility Operator III, 15 years
Butler, Justin, Recreation Services, Facility Operator I, 15 years
Hansen, Anni, Recreation Services, Customer Service Representative, 15 years
Singleton, Paul, Recreation Services, Recreation Supervisor, Facilities, Thornhill C.C., 15 years

**2. ADDRESSING GROWTH TO 2041
ANALYZING AND REFINING DRAFT GROWTH SCENARIOS (10.0)**
[Presentation](#)

This presentation relates to agenda # 15, the staff report entitled “York Region Draft Growth Scenarios to 2041- Regional Municipal Comprehensive Review”.

Jim Baird, Commissioner of Development Services introduced this matter and the presenter.

Valerie Shuttleworth, Chief Planner of the Region of York gave a presentation entitled "Addressing Growth to 2041 Analyzing and Refining Draft Growth Scenarios" Steven Collins and Stephen Funnel of the Region of York were also in attendance.

The presentation outlined the Municipal Comprehensive Review and Master Planning process for integrated land use, infrastructure and financial planning. A review of the Transportation Master Plan and the Water and Wastewater Master Plan are part of the process.

The Phase 1 Consultation process and key results were reviewed. The Regional Official Plan update addresses growth to 2041, and the forecast indicates growth is in line with historical growth rates. The employment forecast reflects a shift to major office and population-related employment.

Three draft growth scenarios were developed: 40% intensification; 50 % intensification; and no urban expansion:

Draft Population Forecast Scenarios for 2041:

Municipality	Dec. 2014 Pop. Estimate	ROP 2010 (2031)	40% Intensification	50% Intensification	No Urban Expansion
Markham	342,000	421,600	541,800	541,900	536,600

Draft Employment Forecast Scenarios for 2041:

Municipality	2014 Empl. Estimate	ROP 2010 (2031)	40% Intensification	50% Intensification	No Urban Expansion
Markham	170,000	240,400	275,700	275,600	274,800

The 40% and 50% scenarios would require urban expansion into the Whitebelt lands. The options are undergoing further analysis by York Region staff and are out for comment by local municipalities and the public. Phase 2 of the project will define the preferred growth scenario, and a policy direction targeted to be before Council in November, 2015.

The Committee and the presenters discussed:

- recent announcements by the Province regarding light rail initiatives in York Region and the impacts on municipalities;
- lack of public transportation and employment opportunities in the Whitebelt;

- key results from Transportation Management Plan consultation and accuracy of forecasting modal splits for new developments;
- traffic congestion and reducing travel times may not be managed by expanding the urban boundaries – higher density is needed in urban corridors to support public transit;
- implementing congestion fees or tolls for cars;
- transit investments and improvements, focusing growth at transit corridors and nodes;
- housing units by land area category with respect to projected densities and possible expansion into the Whitebelt lands;
- immigration rates as part of the growth forecast;
- second suites are included in the housing base;
- consequences for not meeting the growth forecast;
- the current land inventory and capacity to accommodate growth;
- the actual population and employment growth were close to the forecasts;
- the timing between the previous and current Urban Boundary, Transportation Master Plan and Water and Wastewater Master Plan reviews;
- collaborating with the City of Toronto to find innovative transportation solutions, as well as water supply and infrastructure solutions;
- the need to protect agricultural lands and green space;

The Committee directed that a workshop be held on this matter for more fulsome discussions.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) That the presentation provided by Valerie Shuttleworth, Chief Planner of the Region of York entitled "Addressing Growth to 2041 Analyzing and Refining Draft Growth Scenarios", be received **and referred to staff for analysis; and**
- 2) **That a workshop be held on this matter at the appropriate time.**

CARRIED

3. NEW COMPREHENSIVE ZONING BY-LAW PROJECT (10.5) [Presentation](#)

This presentation relates to agenda # 14, the staff report entitled "Update on Markham's New Comprehensive Zoning By-Law Project, PR 13 128340".

Anna Henriques, Senior Planner, Zoning and Special Projects, gave a brief introduction to the New Comprehensive Zoning By-law project, advising that municipalities are required to review and update their zoning by-laws to conform with the new Official Plan. The purpose of the project is to: implement the Official Plan; review, consolidate, streamline & update zoning by-laws into one comprehensive zoning by-law; and, to develop innovative, user-friendly and web-based zoning by-laws.

John Gladki, Gladki Consulting Inc. gave a presentation entitled "New Comprehensive Zoning By-law Project". This presentation is the second in a series, and provided details on the current topics of discussion:

- Site Specific Zoning Amendments
- Zoning By-law Definitions
- Automotive Uses
- Drive Through Facilities
- Residential Accessory Buildings/Structures and Outdoor Amenity Space
- Places of Worship
- Floodplains, Hazard Lands, Special Policy Areas and Greenway System

The next steps include a further presentation to Development Services Committee in September, followed by public open house and stakeholder meetings and an analysis report to DSC in October, with the final draft issues paper anticipated to be presented in January 2016.

The Committee discussed the public outreach and communication program. The Committee requested that public input be provided to the Committee and suggested that a workshop be held on this matter at the appropriate time.

Moved by: Regional Councillor Joe Li
Seconded by: Deputy Mayor Jack Heath

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

CARRIED

**4. CHURCH STREET IMPROVEMENTS
(NINTH LINE TO BUR OAK AVENUE)
PROJECT UPDATE (5.10)**
[Presentation](#)

Moved by: Councillor Don Hamilton
Seconded by: Councillor Valerie Burke

That the May 19, 2015 presentation entitled "Church Street Improvements (Ninth Line to Bur Oak Avenue) Project Update" **be deferred to the Development Services Committee meeting on June 2, 2015.**

CARRIED

**5. HIGHWAY 7
TOWN CENTRE BLVD. TO SCIBERRAS ROAD
HYDRO UNDERGROUNDING (5.10)**

[Presentation](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Valerie Burke

That the May 19, 2015 presentation entitled “Highway 7, Town Centre Blvd. to Sciberras Road Hydro Undergrounding,” **be deferred to the Development Services Committee meeting on June 2, 2015.**

CARRIED

**6. DEVELOPMENT SERVICES COMMITTEE MINUTES
- May 5, 2015 (10.0)**

[Minutes](#)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held May 5, 2015, be confirmed.

CARRIED

**7. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- May 5, 2015 (10.0)**

[Minutes](#)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held May 5, 2015, be confirmed.

CARRIED

**8. HERITAGE MARKHAM COMMITTEE MINUTES
- May 6, 2015 (16.11)**

[Minutes](#)

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held May 6, 2015, be received for information purposes.

CARRIED

**9. PRELIMINARY REPORT
JKO PLANNING SERVICES INC.
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT 7 TOWNHOUSE UNITS
AT 2968 ELGIN MILLS ROAD EAST
FILE NOS. OP 14 109571 & ZA 14 109571 (10.3, 10.5)**

[Report](#)

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the report titled “Preliminary Report, JKO Planning Services Inc., Official Plan & Zoning Amendment Applications to permit 7 townhouse units at 2968 Elgin Mills Road East, File Nos. OP 14 109571 & ZA 12 109571” dated May 19, 2015, be received; and,
- 2) That a Public Meeting be held to consider the Official Plan and Zoning By-law Amendment applications to permit 7 townhouse units on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. PRELIMINARY REPORT
TIMES GROUP CORPORATION
SOUTH OF HIGHWAY 7, EAST OF BAYVIEW AVENUE
BLOCKS 45, 46 AND PART OF BLOCK 49,
PLAN 65M-3226 AND BLOCK 3, PLAN 65M-3575
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A COMMERCIAL/RETAIL DEVELOPMENT
AND A RESIDENTIAL DEVELOPMENT
FILE NO.'S: OP 13 131100 AND ZA 14 131100 (10.3, 10.5)
[Report](#)**

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the Staff report dated May 19, 2015 entitled “PRELIMINARY REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Blocks 45, 46 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment applications to permit a commercial/retail development and a residential development, File No.'s: OP 13 131100 and ZA 14 131100” be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Times Group Corporation as they relate to the proposed commercial/retail development on Block 46, Plan 65M-3226; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

CARRIED

**11. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF MARCH 14, 2015 TO APRIL 17, 2015 (10.0)
[Report](#)**

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of March 14, 2015 to April 17, 2015” and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. REQUEST FOR DEMOLITION
- 10 ALBERT STREET, MARKHAM VILLAGE (16.11, 10.13)**
[Report](#)

The Committee consented to defer this matter to allow continued discussions between the applicant and a neighbour.

Moved by: Councillor Karen Rea
Seconded by: Councillor Colin Campbell

That the demolition of the non-heritage dwelling at 10 Albert Street located within the Markham Village Heritage Conservation District **be deferred to the June 2, 2015 Development Services Committee meeting.**

CARRIED

**13. PRELIMINARY REPORT
HS NOUVEL DEVELOPMENTS INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A COMMERCIAL DEVELOPMENT
235 & 265 HOOD ROAD
(NORTH OF GIBSON DRIVE ON THE WEST SIDE OF WARDEN AVENUE)
FILE NO. ZA 13 113475 (10.5)**
[Report](#)

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the report titled “PRELIMINARY REPORT, HS Nouvel Developments Inc., Application for Zoning By-law Amendment to permit a commercial development at 235 & 265 Hood Road (north of Gibson Drive on the west side of Warden Avenue), File No. ZA 13 113475”, be received; and,
- 2) That a Public Meeting be held to consider the application submitted by HS Nouvel Developments Inc. for Zoning By-law Amendment; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. INFORMATION REPORT
UPDATE ON MARKHAM'S NEW COMPREHENSIVE
ZONING BY-LAW PROJECT, PR 13 128340 (10.5)**

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

Note: Appendices B - I available on-line only.

[Appendix 'B'](#) - DRAFT Zoning By-law Amendments (Site Specifics) Paper (Task 4a)

[Appendix 'C'](#) – DRAFT Definitions Paper (Task 5)

[Appendix 'D'](#) – DRAFT Automotive Uses Paper (Task 7)

[Appendix 'E'](#) – DRAFT Drive Through Facilities Paper (Task 8)

[Appendix 'F'](#) – DRAFT Residential Accessory Structures & Amenity Space Paper
(Task 10)

[Appendix 'G'](#) – DRAFT Places of Worship Paper (Task 14)

[Appendix 'H'](#) – DRAFT Hazardous Lands & Greenway System Paper (Task 15)

[Appendix I](#) - Presentation

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

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) That the report entitled, "INFORMATION REPORT: Update on Markham's New Comprehensive Zoning By-law Project" dated May 19, 2015, and attached appendices (Appendix A: Project Schedule, Appendix B: Draft Zoning By-law Amendments Paper, Appendix C: Draft Definitions Paper, Appendix D: Draft Automotive Uses Paper, Appendix E: Draft Drive Through Facilities Paper, Appendix F: Draft Residential Accessory Structures & Amenity Space Paper, Appendix G: Draft Places of Worship Paper, Appendix H: Draft Hazardous Lands & Greenway System Paper and Appendix I: Presentation), be received.

CARRIED

**15. YORK REGION DRAFT GROWTH SCENARIOS TO 2041
- REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)**

[Report](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#) [Appendix E](#)

This item relates to agenda item # 2, the presentation entitles "Addressing Growth to 2041 Analyzing and Refining Draft Growth Scenarios".

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) That the report entitled "York Region Draft Growth Scenarios to 2041 - Regional Municipal Comprehensive Review" dated May 19, 2015 be received.

CARRIED

**16. APPLICANT PRESENTATION
DEL RIDGE (MID-TOWN) INC. (GREENLIFE MIDTOWN)
7768 KENNEDY ROAD
(NORTH-WEST CORNER OF 14TH AVENUE AND KENNEDY ROAD)
APPLICATION FOR SITE PLAN APPROVAL FOR A
6-STOREY CONDOMINIUM APARTMENT BUILDING
FILE NO. SC 14 110234 (10.6)
[Memo](#) [Figure 1](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#)**

Jim Baird, Commissioner of Development Services gave a brief chronology of this application, and advised that the appeal of the Minor Variance approval to the Ontario Municipal Board by the Hagerman Corner Community Homes Board has been withdrawn.

Dave deSylva of Del Ridge Homes displayed a model of the proposed condominium building. Mr. deSylva discussed the resolution of concerns with the neighbouring residents and the commitment of Del Ridge Homes to deliver an excellent development. The Committee discussed the amended site plan, access locations, the underground parking, the main entrance, and exterior colours.

Bridget Simon, resident of Hagerman Corner, spoke in opposition to the proposal, noting the proximity of the building to 14th Avenue and the impacts on the views from the existing building, and access concerns. Ms. Simon displayed photographs of the site to demonstrate impacts on the views.

Staff confirmed that all on-site driveways will be built to City standards, and confirmed that the site plan provided in the staff report is consistent with respect to building location, only the underground parking and ramp locations have changed.

The Committee requested that a commemorative plaque be installed on the site to acknowledge the context of this property in the historic Hagerman Corner community.

Moved by: Councillor Colin Campbell

Seconded by: Mayor Frank Scarpitti

- 1) That the correspondence and deputation by Bridget Simon regarding the application by Del Ridge (Mid-town) Inc. (Greenlife Midtown), be received; and,**
- 2) That the staff memorandum dated May 19, 2015 titled “APPLICANT PRESENTATION, Del Ridge (Mid-town) Inc. (Greenlife Midtown), 7768 Kennedy Road (north-west corner of 14th Avenue and Kennedy Road), Application for site plan approval for a 6-storey condominium apartment building, File No. SC 14 110234”, be received; and,

- 3) That Development Services Committee endorse the application, in principle, based on the revised plans incorporating a separate parking garage entrance ramp and a second underground parking level, and delegate final approval to the Director of Planning and Urban Design to be issued when the conditions contained in the February 3, 2015 staff report have been met; and,
- 4) **That the applicant provide a commemorative plaque on the site to acknowledge the context of this property in the historic Hagerman Corner community, in consultation with Heritage Section staff; and further,**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. APPLICANT PRESENTATION
WYVIEW GROUP
HIGHWAY 7/VILLAGE PARKWAY AREA
APPLICATIONS FOR SITE PLAN APPROVAL
FOR TWO RESIDENTIAL DEVELOPMENTS
AND A TEMPORARY SALES OFFICE
FILE NOS.: SC 15 134258, SC 15 134767 AND SC 15 149178 (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services provided a brief overview of the three applications by Wyview Group.

Keith MacKinnon, KLM Planning Partners Inc. representing the Wyview Group, gave a presentation regarding the details of the applications. David Johnston, Architect representing the applicant provided details of the proposed temporary sales office. The sales office will comply with bird-friendly guidelines including any necessary refinements in discussions with City staff, and is intended to be on the site for approximately five years as it will serve multiple developments.

With respect to the condominium development, the Committee discussed the status of the nearby school and the visitor parking area, and requested further review and sample boards of building materials and downward lighting, as well as information regarding dwelling unit sizes. An update was provided regarding the traffic lights in front of Sheridan Nurseries.

It was noted that the urban design aspects of new developments along Highway 7 should be of a high quality, consistent with the quality and architectural character of recently approved plans. Applicants and their design teams will be held to a high standard, and only those projects meeting the established vision will be approved.

Staff will meet with interested Committee members on items discussed.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the memorandum dated May 19, 2015 entitled “APPLICANT PRESENTATION, Wyview Group, Highway 7/Village Parkway area, Applications for site plan approval for two residential developments and a temporary sales office, File Nos.: SC 15 134258, SC 15 134767 and SC 15 149178” be received; and,
- 2) That the presentations by representatives of the Wyview Group, be received; and,
- 3) That the applications be endorsed, in principle; and,
- 4) That final site plan approval for each of the proposed developments be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan “approved”) when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York (where applicable) containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendices ‘A’, ‘B’ and ‘C’.
 - The Trustees for the applicable cost sharing groups have advised the City in writing that the Owner is in good standing with the group; and,
- 5) That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City’s applicable Fee By-law; and,
- 6) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the 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

**18. RECOMMENDATION REPORT
1820266 ONTARIO INC. (TIMES GROUP INC.)
4002/4022 HIGHWAY 7 (NORTH-EAST CORNER OF HIGHWAY 7
AND VILLAGE PARKWAY)
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A TOWNHOUSE DEVELOPMENT
FILE NOS.: OP/ZA 14 117506 (10.3, 10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services described the proposal and the revisions resulting from consultation with the Unionville Subcommittee. Staff do not support down-zoning of the property based on established policy and urban design objectives. This position is consistent with that taken by Regional staff and Council.

Lincoln Lo, Malone Given Parsons Ltd. representing the applicant, gave a presentation on the proposal, and discussed revisions to the built form and recent comments from the Region regarding intensification and transit. Mr. Lo advised that the applicant has agreed to accommodate any lost density on other properties owned by the developer on the south side of Highway 7, and addressed concerns regarding lost Development Charge payments.

Ira Kagan, Kagan Shastri LLP, representing the applicant, discussed the previous Ontario Municipal Board appeals for this property, and density arguments.

The Committee discussed the impact on the City's policies and overall development along the corridor. It was suggested that a fence and setback along the Highway 7 frontage, similar to the existing at Highway 7 and Verclaire Gate, would enhance the design. There was debate regarding appropriate density and built form in this area. The solicitor for the applicant agreed to review design improvements.

The Committee emphasized that approval of this application is not a precedent for other developments to reduce density, particularly on the south side of Highway 7.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Karen Rea

- 1) That the staff report dated May 19, 2015, titled "RECOMMENDATION REPORT, 1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development," be received; and,
- 2) **That Council approve applications by 1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development; and,**

- 3) **That staff bring forward required documents including revisions to the plan as discussed and a document to guarantee transfer of density to lands owned by the developer on the south side of Highway 7, and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

19. RECOMMENDATION REPORT

FRED LORUSSO

**PROPOSAL TO AMEND THE MINISTER'S ZONING ORDER,
ONTARIO REGULATION 104/72 (AIRPORT FREEZE) TO
PERMIT AN EXISTING BASEMENT REPAIR BUSINESS
(CLARKE BASEMENT SYSTEMS) TO CONTINUE TO
OPERATE AT 10638 9TH LINE
FILE NO. PRE 14 130717 (10.0)**

[Report](#)

Jim Baird, Commissioner of Development Services provided an explanation of the proposal to amend the Minister's Zoning Order with respect to an existing business. The Ministry is the approval authority and the City is being asked to comment. It was clarified that the business has been operating illegally for 10 years, and that the proposal is for a temporary, three-year permission, with the Ministry referring to an option for renewal.

The Committee discussed Home Occupation provisions and requested additional information regarding the buildings on the property and if Building Permits were issued. Staff will provide an update once comments are received from the Building Department.

Don Clarke, business operator, was in attendance and responded to questions from the Committee. The Committee debated support for a renewal after three years, and considered that the current three year term should be considered a transition period to allow the business to relocate. Any request for extension should have to come back to Council.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Joe Li

- 1) **That the deputation by Don Clarke, business operator at 10638 9th Line, regarding the Minister's Zoning Order, be received; and,**
- 2) That the report dated May 19, 2015, titled "RECOMMENDATION REPORT, Fred Lorusso, Proposal to amend the Minister's Zoning Order, Ontario Regulation 104/72 (Airport Freeze) to permit an existing basement repair business (Clarke Basement Systems) to continue to operate at 10638 9th Line, File No. PRE 14 130717", be received; and,

- 3) That the City of Markham inform the Ministry of Municipal Affairs and Housing that it supports the proposed amendment to the Minister's Zoning Order (MZO), Ontario Regulation 104/72 (Airport Freeze) to permit an existing basement repair business at 10638 9th Line **on a three year temporary use basis**; and,
- 4) **That the Ministry of Municipal Affairs and Housing be advised that the City of Markham considers the temporary use approval to be an opportunity for the business owner to transition the business to another location, and does not support an automatic renewal; and**
- 5) That this Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH) and the Region of York; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**20. BILL 73 – SMART GROWTH FOR
OUR COMMUNITIES ACT
PROPOSED AMENDMENTS TO THE
DEVELOPMENT CHARGES ACT,
1997 AND THE PLANNING ACT (10.0)**
[Presentation](#) [Report](#)

[Appendix 3](#) - Full copy of Bill 73 available on-line only.

Jim Baird, Commissioner of Development Services introduced this matter and staff commented that there is a deadline of June 3, 2015 for comments to be provided to the province. The province has indicated they would accept comments from the Development Services Committee meeting scheduled for June 2, 2015, without Council endorsement.

Moved by: Councillor Amanda Collucci

Seconded by: Regional Councillor Nirmala Armstrong

That the report entitled "Bill 73 – Smart Growth For Our Communities Act, Proposed Amendments to the Development Charges Act, 1997 and the Planning Act" be **deferred to the Development Services Committee meeting on June 2, 2015.**

CARRIED

**21. PROVINCIAL CO-ORDINATED REVIEW
OF THE GROWTH PLAN FOR THE
GREATER GOLDEN HORSESHOE,
THE GREENBELT PLAN,
THE OAK RIDGES MORAINÉ CONSERVATION PLAN
AND THE NIAGARA ESCARPMENT PLAN, 2015
– CITY OF MARKHAM COMMENTS (10.0)**
[Report](#)

Marg Wouters, Senior Manager, Policy & Research, gave a presentation on the provincial co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan. These plans are required to be reviewed every 10 years.

The phasing of the project and the consultation program were reviewed. An overview of each of the provincial plans was provided, as well as the key recommendations and comments.

Ian Mathany, Borden Ladner Gervais LLP, spoke on behalf of a landowner at the corner of Highway 404 and 19th Avenue. In 2010, the City endorsed removal of the subject lands from the Oak Ridges Moraine and the Greenbelt, and the exemption is being requested again. Staff confirmed that the exemption of the lands at 2780 19th Avenue are included as requested, in Section 1.2 of the recommendations noted in the staff report. Committee members supported the request.

John Genest, Malone Given Parsons Ltd., provided a revised letter on behalf of Angus Glen, a letter on behalf of the Robinson Glen Block, and the Employment Block, with coloured maps attached to both letters. Mr. Genest requested support for the Province establishing a process for boundary adjustments to the Greenbelt through amendments to local and regional official plans based on science based analysis; use permissions for parkland and stormwater management ponds in the Greenbelt; and that the City consider carefully before recommending that linkage corridors, such as that being considered in the Employment Block, be added to the Greenbelt.

Catherine Lyons, Goodmans, representing Minotar, displayed a map of the subject lands and discussed the Greenbelt and Whitebelt Plans with respect to the changes to the designation by the Province on the subject lands in 2005. Ms. Lyons reviewed City documents concerning this issue and requested this matter be reconsidered as part of the Greenbelt Plan review. Staff clarified that the applicant is requesting amended wording to the City's previous position on this issue. Committee members spoke in support of the Minotar request.

Jane Muller, homeowner, spoke in support of preserving the Greenbelt Plan and the Oak Ridges Moraine, and discussed the impacts of development on the preservation of nature. Ms. Muller cited a specific concern with development activity near the Unionville GO Station impacting nesting birds.

Staff responded to the deputations, and the Committee considered the requests. Discussions include avenues for corrections, and land severances. It was suggested that the City should have regard for “Opportunities to Grow the Greenbelt”.

Further discussions, if required, were deferred to Council.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) **That the deputations by Ian Mathany, Borden Ladner Gervais LLP; John Genest, Malone Given Parsons Ltd.; Catherine Lyons, Goodmans, representing Minotar; and Jane Muller regarding the Provincial co-ordinated review, be received; and,**
- 2) **That the written submissions from John Genest, Malone Given Parsons, representing the North Markham Landowners Group, and Emily Grant of Malone Given Parsons, representing Angus Glen Landowners, regarding the Provincial co-ordinated review, be received; and,**
- 3) That the staff report entitled “Provincial Co-ordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, 2015 – City of Markham Comments” dated May 19, 2015 be received; and,
- 4) That the Province consider the recommendations outlined in this report as Markham’s input into the provincial Co-ordinated Review process; and,
- 5) **That the City of Markham reaffirms its position as per Council resolution dated April 27, 2010 with respect to 2780 19th Avenue (recommendation 1.2); and with respect to certain lands in Greensborough, subject to the transition policies (recommendation 1.3); and,**
- 6) **The City of Markham reaffirms that the Province is requested to address the request for a modified Natural Heritage System boundary for certain lands located north of Major Mackenzie Drive and west of McCowan Road (Minotaur lands) as adopted by Markham Council on December 10, 2013, and subsequently identified as Deferral 1 in York Region’s Notice of Decision of Markham’s 2014 Official Plan (recommendation 1.10). The Province is further advised that there is merit in giving consideration during the Provincial Greenbelt Plan review to the removal of table lands which were not included in the Draft Greenbelt Plan maps, but which were later included in the Final Greenbelt Plan maps in the Deferral 1 area; and,**
- 7) That this report be forwarded to the Ministry of Municipal Affairs and Housing and the Regional Municipality of York; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**22. YORK REGION WORKS YARD
(350 RODICK ROAD) (10.0)**

[Letter](#)

Note: As requested at the May 11, 2015 General Committee meeting, staff will provide information on whether York Region will be using 350 Rodick Road (former Constrada Aggregate Recycling Facility) as their Works Yard.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Valerie Burke

That the York Region Works Yard be deferred to the Development Services Committee meeting on June 2, 2015.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 7:35 PM.

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