



Development Services Committee Minutes

May 5, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 10

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 Alex Chiu

Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Alan Brown, Director of Engineering
Catherine Conrad, City Solicitor
Biju Karumanchery, Acting Director of Planning and
Urban Design
Richard Kendall, Manager, Central District
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Councillor Logan Kanapathi

The Development Services Committee convened at the hour of 9:02 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. 1. Councillor Don Hamilton assumed the Chair for item Nos. 14 and 15.

Disclosure of Pecuniary Interest

Councillor Valerie Burke disclosed an interest with respect to Item # 12, Designated Heritage Property Grant Applications – 2015, by nature of being the owner of 26 Colborne Street, and did not take part in the discussion of or vote on the question of the approval of this matter.

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

Alan Brown introduced this item and the presenters, Tony Masongsong and Megan Fitzpatrick of Masongsong Associates Engineering Limited. Nick Poulos, Transportation Consultant, and Andrew Madden, a representative of the Developers Group were also in attendance.

Mr. Masongsong and Ms. Fitzpatrick gave a presentation entitled "Municipal Class Environmental Assessment for Midland Avenue Extension Schedule 'C' Midland Avenue Extension (from Steeles Avenue to Old Kennedy Road)". The presentation provided background information including the Municipal Class Environmental Assessment (Class EA) for the Midland Avenue Extension; statutory and non-statutory consultation; the study process; summary of the evaluation matrix; alignment options; the proposed technically preferred alignment and cross section; preliminary cost estimates; and, next steps.

Authorization is being requested to file the Environmental Study Report (ESR) to the Ministry of Environment and Climate Change (MOECC) for the mandatory 30 day public review period. The anticipated start of construction is the summer/fall of 2017, pending property acquisition.

Discussions included the socio-economic environment factors; the impacts on green space, trees, and the wildlife corridor; the rationale for a wider road with a centre turning lane; and, traffic flow and signalization.

Some Committee members indicated a preference for Option 4, or a different alternative that would reduce impacts on the green space and the church. It was suggested that the church should be consulted on the options, and that buildings/developments by shown on the plans.

Andrew Madden, representing the Developers Group advised that a delay in this project may cause a significant delay to development in the area. He outlined the extensive examination of the options and factors in the preferred alignment, and the involvement of the church.

Deacon Timothy Young of the Logos Baptist Church, spoke briefly on the potential land exchange for parking, and impacts to the church.

Staff will report back in June with a response to the issues raised, and options.

Moved by: Councillor Alan Ho

Seconded by: Councillor Colin Campbell

- 1) That the presentation provided by Tony Masongsong, Principal, Masongsong Associates Engineering Limited entitled "Municipal Class Environmental Assessment for Midland Avenue Extension Schedule 'C' Midland Avenue Extension (from Steeles Avenue to Old Kennedy Road)" be received; and,
- 2) **That staff report back to Development Services Committee on the issues raised for the Midland Avenue Extension, by the end of June, 2015.**

CARRIED

2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- April 21, 2015 (10.0)
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Development Services Committee meeting held April 21, 2015, be confirmed.

CARRIED

3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- April 21, 2015 (10.0)
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Development Services Public Meeting held April 21, 2015, be confirmed.

CARRIED

**4. MARKHAM SUB-COMMITTEE MINUTES
(CORNELL CENTRE SECONDARY PLAN/ROUGE PARK)
- March 31, 2015 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Markham Sub-Committee (Cornell Centre Secondary Plan/Rouge Park) meeting held March 31, 2015, be received for information purposes.

CARRIED

**5. MAIN STREET MARKHAM COMMITTEE MINUTES
- March 25, 2015 (16.0)**
[Minutes](#) [Terms of Reference](#)

The Committee noted endorsement of the recommendation.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the minutes of the Main Street Markham Committee meeting held March 25, 2015, be received for information purposes; and,
- 2) That Council endorse the Terms of Reference as revised and approved at the March 25, 2015 Main Street Markham Committee meeting.

CARRIED

**6. AGRICULTURAL ADVISORY
COMMITTEE MINUTES
- December 4, 2014
- March 5, 2015 (16.34)**
[December 4](#) [March 5](#)

The cost of the signs will be paid for from the Operations Department's existing sign budget. The Committee noted endorsement of the recommendation.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the minutes of the Agricultural Advisory Committee meeting held December 4, 2014 and March 5, 2015, be received for information purposes; and,

- 2) That the resolution passed at the December 4, 2014 Agricultural Advisory Committee be supported by Council:

“Whereas the Agricultural Advisory Committee have identified a potential opportunity to reduce potential road conflicts with farm vehicles and enhance overall safety through ‘Share the Road’ signage; and,

Whereas ‘Share the Road’ criteria have been prepared to identify appropriate locations for signage; and,

Whereas ‘Share the Road’ signage funding has been confirmed by the Operations, Business and Technical Services department within the Community and Fire Services Commission for the installation of up to 7 signs; and,

Now Therefore Be It Resolved That the Agricultural Advisory Committee recommends Council support the installation of 7 ‘Share the Road’ signs along 19th Avenue and Elgin Mills Road at the following locations:

1. Elgin Mills Road at the south-east corner of McCowan Road (eastbound)
2. Elgin Mills Road at the north-west corner of 9th Line (westbound)
3. Elgin Mills Road at the south-east corner of Reesor Road (eastbound)
4. Elgin Mills Road at the north-west corner of Reesor Road (westbound)
5. South side of 19th Avenue between Hwy 48 and 9th Line (eastbound)
6. 19th Avenue at the south-east corner of Reesor Road (eastbound)
7. 19th Avenue at the north-west corner of Reesor Road (westbound).”

CARRIED

7. CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES

-March 19, 2015 (16.34)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held March 19, 2015, be received for information purposes.

CARRIED

**8. SIGN VARIANCE FOR STARKS BARBER COMPANY
177 MAIN STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT
FILE NO. 14 129517 SP (16.11, 2.16)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the staff report titled “Sign Variance for Starks Barber Company, 177 Main Street, Unionville Heritage Conservation District” dated May 5, 2015, be received; and,
- 2) That the application for a Sign Variance (14 129517 SP) be approved for one wall sign with an area of 3.71 square metres on the condition that the variance apply for the existing Starks Barber Company sign only and will not apply to any future signage on the property; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. REQUEST FOR DEMOLITION
ATTACHED NON-HERITAGE ACCESSORY BUILDING/GARAGE
9900 MARKHAM ROAD
FILE NO. 15 151951 DP (16.11, 10.13)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That Council receive the report titled “Request for Demolition – Attached Non-Heritage Accessory Building/Garage, 9900 Markham Road, File No. 15 151951 DP”; and,
- 2) That Council endorse the demolition of the attached accessory building/garage at 9900 Markham Road subject to the owner removing the structure in a sensitive manner to avoid damage to the heritage building, and if any damage does occur or exposed openings are created by the removal of the addition, the owner address those issues to the satisfaction of the Manager, Heritage Planning; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. PRELIMINARY REPORT
CALLOWAY REIT (WOODSIDE) INC.
3155 HIGHWAY 7
(WOODSIDE SQUARE SHOPPING CENTRE)
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A LARGER FORMAT SUPERMARKET/FOOD STORE
FILE NO. ZA 15 148938 (10.5)**
[Report](#)

The Committee discussed permitted uses within the plaza and parking allocation, and questioned how current the ITE Parking Generation Manual is. Staff will e-mail the requested information.

The Committee also noted that there are already other supermarkets nearby. Staff advised that the use is permitted in the Official Plan, and it is not the role of Council to regulate competition. The owners of nearby supermarkets will be notified.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the staff report dated May 5, 2015 titled “PRELIMINARY REPORT, Calloway Reit (Woodside) Inc., 3155 Highway 7, (Woodbine Square Shopping Centre), Application for zoning by-law amendment to permit a larger format supermarket/food store, File No. ZA 15 148938” 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
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A HIGH DENSITY RESIDENTIAL DEVELOPMENT
COMPRISING 523 CONDOMINIUM UNITS WITH ANCILLARY RETAIL
USES, NORTH OF ENTERPRISE BOULEVARD, EAST OF WARDEN AVENUE
FILE NO. ZA 15 244500 (10.5)**
[Report](#)

Staff advised that the subject lands are not part of the study being undertaken for the lands surrounding the GO Station (Mobility Hub).

The Ward Councillor advised of comments from the residents regarding traffic flow and access to Warden Avenue. It was suggested that this issue can be pursued independently of this application. The timing for park development was also discussed. The Committee directed that the wording of proposed condition # 10 be reworded to “strongly encourage” connection to Markham District Energy, rather than “require”.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report titled “PRELIMINARY REPORT, Ruland Properties Inc. (The Remington Group), Application for Zoning By-law Amendment to permit a high density residential development comprising 523 condominium units with ancillary retail uses, north of Enterprise Boulevard, east of Warden Avenue, File No. ZA 15 244500,” be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Ruland Properties 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

12. DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS - 2015 (16.11)

[Report](#)

Councillor Valerie Burke disclosed an interest with respect to Item # 12, Designated Heritage Property Grant Applications – 2015, by nature of being the owner of 26 Colborne Street, and did not take part in the discussion of or vote on the question of the approval of this matter.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the staff report dated May 5, 2015 entitled “Designated Heritage Property Grant Applications -2015”, be received; and,
- 2) That Designated Heritage Property Grants for 2015 be approved in the amounts noted for the following properties, totaling \$51,656.25, provided that the applicants comply with eligibility requirements of the program;
 1. 230 Main Street N. Markham Village- \$536.75 for the patching of the hole in the cedar roof left by the removal of a non-heritage chimney;
 2. 300 Main Street N. Markham Village-\$565.00 to restore and repaint the siding of the detached historic barn in original or historic colours;
 3. 322 Main Street N. Markham Village-\$5,000.00 to replicate deteriorated exterior features such as the shutters, windows, front door and some historic exterior cladding;

4. 20 George Street Markham Village-\$5,000.00 for the restoration and reconditioning of the historic wooden windows and re-pointing of the stone foundation and brick walls;
 5. 30 Peter Street Markham Village-\$3,084.50 for the replication of missing decorative gable decorations and veranda trim based on an archival photograph;
 6. 6 David Gohn Circle Markham Heritage Estates-\$5,000.00 for the replacement of the existing cedar shingle roof with a new cedar shingle roof;
 7. 22 David Gohn Circle Markham Heritage Estates-\$5,000.00 for the replacement of the existing cedar shingle roof with a new cedar shingle roof;
 8. 527 William Forster Road Markham-\$2,470.00 for the restoration of the historic front veranda and repair of historic wooden windows;
 9. 137 Main Street Unionville-\$5,000.00 for the replacement of a concrete veranda deck with a historically correct wooden veranda deck;
 10. 154 Main Street Unionville-\$5,000.00 for the re-painting of the exterior in documented historic colours, the restoration of the wooden gothic window, repair of decorative bargeboards, and replacement of aluminum storm windows with historically appropriate wooden storm windows;
 11. 27 Victoria Avenue Unionville-\$5,000.00 for the underpinning of the historic masonry foundation;
 12. 11 Euclid Street, Unionville-\$5,000.00 for the historic remodeling of the existing enclosed front porch;
 13. 26 Colborne Street Thornhill-\$5,000.00 for the exposure and restoration of the underlying historic wooden clapboard exterior; and,
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-4299-15018 (\$30,000.00 available for 2015); and,
 - 4) That the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2015 Designated Heritage Property Grant program, be funded through remaining funds from the 2015 Commercial Façade Improvement/Signage Replacement Grant program Fund, #620-101-4299-15021 (\$ 20,332.12 remaining) and unused funds from commercial grant commitments from previous years; and further,
 - 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. COMMERCIAL FAÇADE IMPROVEMENT
GRANT PROGRAM FOR HERITAGE DISTRICTS 2015 (16.11)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report entitled “Commercial Façade Improvement Grant Program for Heritage Districts 2015”, dated May 5, 2015, be received; and,

- 2) That the identified applications for the Commercial Façade Improvement Grant Program be approved, provided that the applicants comply with the eligibility requirements of the program; and,
- 3) That 154 Main St. Unionville receive \$5,579.38 of grant assistance from the Commercial Façade Improvement Grant Program; and,
- 4) That Council authorizes the Mayor and Clerk to enter into a Façade Easement Agreement with the owner(s) of 154 Main St. Unionville (required for grant assistance over \$5,000.00); and,
- 5) That Council consider the property at 9899 Markham Road as an eligible commercial property for the 2015 Commercial Façade Improvement Grant Program; and,
- 6) That 9899 Hwy 48 receive \$7,288.50 (25% of the value of the completed work) of grant assistance from the Commercial Façade Improvement Grant Program subject to obtaining a heritage permit for the completed works; and,
- 7) That the grants be funded from the Heritage Façade Improvement Program Account 620-101-5699-15021 which has a budget of \$33,200.00 and that the remaining funds of \$20,332.12 be transferred to the 2015 Designated Heritage Property Grant Project Fund, Account 620-101-5699-15018 to fund grant requests exceeding the \$30,000.00 allocation for the 2015 Designated Heritage Property Grant program; and,
- 8) That the eligibility requirements of the Commercial Façade Improvement /Signage Replacement Grant program be revised to consider heritage properties designated under Part IV of the Ontario Heritage Act, in commercial use, outside of the City's Heritage Conservation Districts boundaries, eligible for grant assistance, provided that all other eligibility requirements of the program are met; and further,
- 9) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

NEW BUSINESS

**14. AUTHORIZATION TO SCHEDULE ITEMS
TO THE JUNE 2, 2015 PUBLIC MEETING (10.0)**

Memo

Jim Baird, Commissioner of Development Services, presented a staff memo dated May 5, 2015, requesting authorization to schedule Public Meetings for three applications.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Valerie Burke

- 1) That the memorandum dated May 5, 2015 entitled “Authorization to schedule items to the June 2, 2015 Public Meeting,” be received.
- 2) That staff be authorized to schedule Public Meetings on June 2, 2015 to consider the following applications:
 - HS Nouvel Developments Inc., 235/265 Hood Road, File No. ZA 13113475
 - JKO Planning Services Inc., 2968 Elgin Mills Road E, File Nos. OP, ZA 14 109571
 - 1038715 Ontario Ltd. (Unionville Montessori School), 4484-4488 16th Avenue and 9286-9322 Kennedy Road, File Nos. ZA, SC 14 125142
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

15. TRANSPORTATION OF DANGEROUS GOODS (13.0)

Councillor Valerie Burke advised of recent collaborations with other municipalities regarding safety concerns, and presented a motion for consideration. The Committee discussed the jurisdiction of the municipality and the best way to approach this issue. It was suggested that all municipalities in York Region be included.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Karen Rea

Whereas this is Emergency Preparedness Week in the City of Markham; and,

Whereas this municipality takes the safety of its residents very seriously; and,

Whereas the City of Markham maintains a high level of preparedness for its ability to respond to an emergency; and,

Whereas within the City there are major rail lines that draw significant amounts of rail traffic travelling through densely populated areas of the municipality; and,

Whereas there are serious concerns being raised by municipalities across Canada with the substantial increase in the transportation of dangerous goods, especially crude oil and in light of the Lac Megantic tragedy in 2013;

Now therefore be it resolved:

- 1) That this Council calls on the Federal Government, the regulator of rail transportation in Canada, to require that rail cars transporting dangerous goods be routed outside of densely populated urban areas, such as the City of Markham; and,
- 2) That the timetable requiring improved safety features of those rail cars be significantly reduced; and,
- 3) That information on the goods being transported through municipalities in Canada be provided on a more timely and fulsome basis in order to allow emergency preparedness staff to be able to better respond to an accident; and further,
- 4) That this motion be forwarded to Prime Minister Stephen Harper, Minister of Transportation, Lisa Raitt, FCM, AMO, all York Region MPs, York Region Chair, and all York Region municipalities.

CARRIED

16. YORK DOWNS GOLF & COUNTRY CLUB (10.0)

Councillor Don Hamilton requested information on the potential development of the York Downs Golf & Country Club.

Staff explained that the lands are within the Urban Boundary of the Markham Official Plan, and advised of the designation and zoning context. Any land use applications will be required to follow the normal process and public consultation required by the Planning Act.

17. ROUGE NATIONAL URBAN PARK (6.3)

Deputy Mayor Jack Heath advised that the Markham Sub-Committee will be meeting with property owners and agencies in the near future, to continue discussions regarding gateway opportunities for Rouge National Urban Park.

ADJOURNMENT

The Development Services Public Meeting adjourned at 12:00 PM.

Alternate formats for this document are available upon request.
--