



Development Services Committee Minutes

March 24, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 7

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 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
Brenda Librecz, Commissioner of Community & Fire Services
Trinela Cane, Commissioner of Corporate Services
Ron Blake, Acting Senior Development Manager
Alan Brown, Director of Engineering
Alain Cachola, Senior Manager, Infrastructure and Capital Projects
Catherine Conrad, City Solicitor
Stephen Corr, Planner II
Regan Hutcheson, Manager, Heritage Planning
Scott Heaslip, Senior Project Coordinator

Regrets

Councillor Valerie Burke

Biju Karumanchery, Acting Director of Planning and Urban Design
Sharon Laing, Director of Human Resources
Brain Lee, Deputy Director, Engineering
Marg Wouters, Senior Manager, Policy & Research
Laura Gold, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:08 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Nirmala Armstrong assumed the Chair for Transportation items, Nos. 2. and 3.

Disclosure of Pecuniary Interest

None.

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

The Mayor thanked staff on behalf of Council for their years of service and presented them with certificates of appreciation.

City of Markham Staff:

Keranovic, Renata, Planning & Urban Design, Geomatics Technician, 35 years
Heaslip, Scott, Planning & Urban Design, Senior Project Co-ordinator, Central, 30 years
Duoba, Lilli, Planning & Urban Design, Manager, 25 years
Hutcheson, Regan, Planning & Urban Design, Manager Planning (Heritage), 25 years
Kitagawa, Stephen, Planning & Urban Design, Snr. Project Coordinator
Policy & Growth Mgmt, 25 years
Miller, David, Planning & Urban Design, Manager, 25 years
Bailey, Todd, Environmental Services, Waterworks Operator II, 25 years
Coppins, Michele, Environmental Services, Waterworks Operator II, 25 years
Elms, Gail, Environmental Services, Waterworks Backflow Prevention Clerk, 25 years
Scott, Patrick, Environmental Services, Sewer Flusher/Camera Operator, 25 years
Dehaas, Lorne, Recreation Services, Community Facility Supervisor, 25 years
Crockett, Carla, Building Standards, Building Inspector II, 25 years
Orpwood, Kim, Financial Services, Tax Arrears Clerk, 25 years
Ambrose, Glenn, Fire & Emergency Services, Training Officer, 25 years
Burley, Bruce, Fire & Emergency Services, Captain, 25 years
Chapman, Andrew, Fire & Emergency Services, Captain, 25 years
Coutts, Martin, Fire & Emergency Services, Captain, 25 years
Harris, Bradley, Fire & Emergency Services, 1st Class Firefighter, 25 years
Hill, Joseph, Fire & Emergency Services, 1st Class Firefighter, 25 years
Holland, Steven, Fire & Emergency Services, 1st Class Firefighter, 25 years
Jenkins, Alan, Fire & Emergency Services, 1st Class Firefighter, 25 years
Jenkins, James, Fire & Emergency Services, Captain, 25 years
Job, David, Fire & Emergency Services, 1st Class Firefighter, 25 years

**2. CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE (CPAC)
2014 REVIEW/2015 BUSINESS PLAN (6.3)**
[Presentation](#)

Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee provided a presentation entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2014 Review/2015 Business Plan".

The City's Corporate Communication Department was requested to support CPAC in its undertaking of the "Markham Cycling Day" event. The support is being requested on a temporary basis until CPAC becomes more independent in its undertaking of the event. CPAC is planning to apply for a Celebrate Markham Grant for the event next year. The event targets youth and community cyclist.

Council thanked the CPAC for its presentation and commended it for including the Pan AM site in its cycling tour. It provided the Committee with the following suggestions:

- Consider adding the Rouge Park to its cycling tour;
- Consider looking at the cost and benefits of clearing roads to permit for cycling in the winter months;
- Host a cycling event at the RBC Markham-Milliken Children's Festival;
- Promote cycling through Markham schools.

Moved by Councillor Hamilton

Seconded by Councillor Alan Ho

That the presentation provided by Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2014 Review/2015 Business Plan" be received.

That the "Markham Cycling Day" be recognized as a hybrid event (committee/ corporate event) and that the Committee receive support from the City's Corporate Communications Department in the undertaking of the event.

CARRIED

**3. MAIN STREET MARKHAM
HIGHWAY 407 TO HIGHWAY 7 (5.10)**
[Presentation](#)

Martin Scott, MMM Group, Manager, Municipal Road Design provided a presentation entitled "Main Street Markham Highway 407 to Highway 7".

The Committee discussed how traffic flow can be improved on Main Street Markham. Staff reported that they are working with the Region to improve the synchronization of the traffic signals on Main Street Markham from Steeles to Major Mackenzie and that the construction on Main Street Markham is scheduled to be completed in July 2015.

Deputation

Peter Ross requested that City work with York Region to have signs erected on Main Street Markham and adjacent streets directing drivers to take the Donald Cousens Parkway to by-pass Main Street Markham.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

- 1) That the presentation provided by Martin Scott, MMM Group, Manager, Municipal Road Design entitled "Main Street Markham Highway 407 to Highway 7" be received; and,
- 2) **That Main Street Markham be completed as currently designed with dedicated left and right turn lanes on highway 7; and,**
- 3) **That staff monitor traffic patterns on Main Street Markham for one year and then re-examine the need and justification for reversible lanes; and further,**
- 4) **That staff report back to Development Services in the fall of 2016 on its findings and recommendations.**

CARRIED

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

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held March 3, 2015, be confirmed.

CARRIED

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

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held March 3, 2015, be confirmed.

CARRIED

**6. MARKHAM SUB-COMMITTEE MINUTES
(MARKHAM ROAD, NORTH OF 16TH AVENUE)
- March 11, 2015 (10.0)
[Minutes](#)**

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

That the minutes of the Markham Sub-Committee Minutes (Markham Road, North of 16th Avenue) meeting held March 11, 2015, be received for information purposes.

CARRIED

**7. HERITAGE MARKHAM COMMITTEE MINUTES
- March 11, 2015 (16.11)
[Minutes](#)**

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held March 11, 2015, be received for information purposes.

CARRIED

**8. PRELIMINARY REPORT
109-117 LANGSTAFF INV. LTD.
ZONING BY-LAW AMENDMENT APPLICATION
TO PERMIT TEMPORARY OUTDOOR STORAGE
AT 109 AND 117 LANGSTAFF ROAD EAST
(FILE NO.: ZA 14 131774) (10.5)
[Report](#)**

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report dated March 24, 2015 titled “PRELIMINARY REPORT, 109-117 Langstaff Inv. Ltd., Zoning By-law Amendment application to permit temporary outdoor storage at 109 and 117 Langstaff Road East (File No. ZA 14 131774)”, be received; and,
- 2) That a Public Meeting be held to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. PRELIMINARY REPORT
AGS CONSULTANTS LIMITED
ZONING BY-LAW AMENDMENT APPLICATION
TO EXTEND PERMISSION FOR TEMPORARY USES
AT 21 ESSEX AVENUE
(FILE NO.: ZA 15 145546) (10.5)**
[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report dated March 24, 2015 titled “PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for temporary uses at 21 Essex Avenue (File No. ZA 15 145546)”, be received; and,
- 2) That a Public Meeting be held to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. PRELIMINARY REPORT
AGS CONSULTANTS LIMITED
ZONING BY-LAW AMENDMENT APPLICATION
TO EXTEND PERMISSIONS FOR TEMPORARY USES
AT 201, 203 AND 205 LANGSTAFF ROAD EAST AND
3 AND 5 ESSEX AVENUE
(FILE NO.: ZA 15 145517) (10.5)**
[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report dated March 24, 2015 titled “PRELIMINARY REPORT, AGS Consultants Ltd., Zoning By-law Amendment application to extend permissions at 201, 203 and 205 Langstaff Road East and 3 and 5 Essex Avenue (File No.: ZA 15 145517)”, 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
ROBERT AND DEBORAH TIBERIO
ZONING BY-LAW AMENDMENT APPLICATION
TO EXTEND PERMISSION FOR TEMPORARY USES
AT 196 AND 198 LANGSTAFF ROAD EAST
(FILE NO.: ZA 15 145042) (10.5)**
[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report dated March 24, 2015 titled “PRELIMINARY REPORT, Robert and Deborah Tiberio, Zoning By-law Amendment application to extend permission for temporary uses at 196 and 198 Langstaff Road East (File No. ZA 15 145042)”, be received; and,
- 2) That a Public Meeting be held to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. PRELIMINARY REPORT
189 BULLOCK LIMITED PARTNERSHIP
ZONING AMENDMENT TO PERMIT RESTAURANTS
AND A COMMERCIAL SELF STORAGE WAREHOUSE
FACILITY AT 189 BULLOCK DRIVE
(FILE ZA 14-135226) (10.5)**
[Report](#)

Moved by Councillor Karen Rea
Seconded by Councillor Don Hamilton

- 1) That the report titled “PRELIMINARY REPORT, 189 Bullock Limited Partnership, Zoning Amendment to permit restaurants and a commercial self storage warehouse facility at 189 Bullock Drive, File ZA 14-135226; dated February 17, 2015, be received; and,
- 2) That staff be authorized to hold a Public Meeting to consider the proposed Zoning By-law amendment application; and further,
- 3) **That the notification radius be expanded from 120 m to include 166 Bullock Drive.**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**13. PRELIMINARY REPORT
CORNELL ROUGE DEVELOPMENT CORPORATION
PROPOSED ZONING BY-LAW AMENDMENT AND
REDLINE REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION
19TM-08002 (PHASE 4D), NORTH OF HIGHWAY 7 EAST & WEST OF
DONALD COUSENS PARKWAY
(FILES ZA 14 111705 & SU 14 111705) (10.5, 10.7)
[Report](#)**

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report entitled “PRELIMINARY REPORT, Cornell Rouge Development Corporation, Proposed Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), North of Highway 7 East & west of Donald Cousens Parkway, Files ZA 111705 & SU 14 111705”, be received; and,
- 2) That Staff be authorized to hold a Public Meeting to consider the proposed Zoning By-law amendment application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. PRELIMINARY REPORT
CORNELL ROUGE DEVELOPMENT CORPORATION
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-08002 (PHASE 4D)
NORTH OF HIGHWAY 7 EAST & WEST OF DONALD COUSENS PARKWAY
(FILES OP 14 244799, ZA 14 244802 & SU 14 244802) (10.3, 10.5, 10.7)
[Report](#)**

Staff provided clarification on the location of the proposed subdivision and confirmed that the subject lands are entirely west of Donald Cousens Parkway.

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Colin Campbell

- 1) That the report entitled “PRELIMINARY REPORT, Cornell Rouge Development Corporation, Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), North of Highway 7 East & west of Donald Cousens Parkway, Files OP 14 244799, ZA 14 244808 & SU 14 244802”, be received; and,

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

CARRIED

**15. PRELIMINARY REPORT
CIM GLOBAL DEVELOPMENT LP
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL
TO ALLOW A TOWNHOUSE DEVELOPMENT AND
FUTURE COMMERCIAL DEVELOPMENT AT
9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE
AND THE ABUTTING PROPERTY TO THE EAST
(FILE NOS: SU/ZA/SC 14 130863) (10.7, 10.5, 10.6)
[Report](#)**

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report dated March 24th, 2015 titled “PRELIMINARY REPORT, CIM Global Development LP, Applications for Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan approval to allow a townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, File Nos: SU/ZA/SC 14 130863”, be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision and Zoning By-law Amendment applications;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. RENAMING THE BY-PASSED SECTION
OF WOODBINE AVENUE TO VICTORIA SQUARE BOULEVARD (10.14)**

[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report entitled “Renaming the By-Passed Section of Woodbine Avenue to Victoria Square Boulevard”, dated March 24, 2015, be received; and,
- 2) That upon acceptance of ownership by the City of Markham of the by-passed section of original Woodbine Avenue from the new alignment north of Major Mackenzie Drive East to a point approximately 1,200 metres north of Elgin Mills Road East, the proposed renaming of this section of Woodbine Avenue to Victoria Square Boulevard be scheduled for consideration at a Development Services Committee Public Meeting; and,
- 3) That notification of the public meeting be provided in a manner deemed appropriate by the City Clerk; and,
- 4) That a draft by-law dealing with the name change be prepared for consideration at the public meeting; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

CARRIED

**17. REQUEST FOR DEMOLITION
SINGLE DETACHED NON-HERITAGE DWELLING
85 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
(FILE NUMBER: SC 14 113778) (16.11, 10.13)**

[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the staff report titled “Request for Demolition-Single Detached Non-Heritage Dwelling, 85 John St., Thornhill Heritage Conservation District” File Number SC 14 113778 be received; and,
- 2) That Council endorse the demolition of the single detached non-heritage dwelling at 85 John St. located within the Thornhill Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. PRELIMINARY REPORT
WYKLAND ESTATES INC. (MATTAMY CORNELL CENTRE)
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION (19TM-14010) AND
ZONING BY-LAW AMENDMENT TO CREATE
DEVELOPMENT BLOCKS FOR A HIGH SCHOOL
ELEMENTARY SCHOOL, PUBLIC PARK AND MIXED RESIDENTIAL
USES ON LANDS NORTH OF HIGHWAY 7, EAST OF BUR OAK AVENUE
(FILE NUMBERS: OP / ZA / SU 14 135999) (10.3, 10.7, 10.5)**

[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the report entitled “PRELIMINARY REPORT, Wykland Estates Inc. (Mattamy Cornell Centre) Applications for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment to create development blocks for a high school, elementary school, public park and mixed residential uses on lands north of Highway 7, east of Bur Oak Avenue (File Numbers: OP / ZA / SU 14 135999)” be received; and,
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the applications, for Official Plan Amendment, Draft Plan of Subdivision and 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

**19. WISMER COMMONS DEVELOPERS GROUP INC.
AMENDMENT TO THE MASTER SERVICING AGREEMENT
FOR MUNICIPAL TRUNK INFRASTRUCTURE (5.0)**

[Report](#)

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the Development Services Commission report titled “Wismer Commons Developers Group Inc. – Amendment to Master Servicing Agreement for Municipal Trunk Infrastructure” dated March 24, 2015 be received; and,

- 2) That the Mayor and Clerk be authorized to execute an amendment to the existing master servicing agreement between the City of Markham and the Wismer Commons Developers Group Inc. dated March 12, 2001 as amended, to the satisfaction of the Chief Administrative Officer and the City Solicitor; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**20. MONITORING OF POPULATION FORECASTS
FOR THE CITY OF MARKHAM AND SELECTED AREAS(10.0)**

[Memo](#)

Peter Miasek will email the applicable staff and Members of Council his deputation on this item, as the matter was deferred to a future Development Services Committee meeting.

Moved by Deputy Mayor Heath
Seconded by Councillor Karen Rea

- 1) That the memorandum dated March 24, 2015 entitled "Monitoring of Population Forecasts for the City of Markham and Selected Areas" be received; and,
- 2) **That staff report back to Development Services Committee in one month with a presentation on this matter.**

CARRIED

**21. REQUEST TO SUPPORT RICHMOND HILL'S
COURT CHALLENGE OF THE ONTARIO MUNICIPAL BOARD'S
DECISION REGARDING PARKLAND DEDICATION POLICIES
(OMB FILE NO. PL1101189) (8.0)**

[Report](#)

Catherine Conrad, City Solicitor advised that staff are recommending that the City support the City of Richmond Hills court challenge of the Ontario Municipal Boards decision regarding park lands, as the decision would have an impact on how Markham and other local municipalities collect cash-in-lieu for parklands.

The Committee asked which other municipalities are supporting Richmond Hill in its court challenge. Staff advised that the City of Mississauga and the Town Oakville have indicated their intention to support Richmond Hill by applying for intervener status. Staff were requested to ask Richmond Hill if they are soliciting support from any additional municipalities.

The Committee asked if there was a cost associated with supporting Richmond Hill's court challenge and advised that any cost should be shared with the participating municipalities. Staff advised that most of the work will be done in-house.

The Committee asked that Planning Staff provide a presentation on this matter at a future Development Services Committee meeting. The presentation should include the following: (1) an overview of Markham's parkland dedication policies; (2) an overview of Richmond Hill's parkland dedication policies; and (3) the potential consequences the OMB decision may have on Markham's parkland dedication policies.

Moved by Deputy Mayor Heath

Seconded by Regional Councillor Armstrong

- 1) That the report titled "Request to Support Richmond Hill's Court Challenge of the Ontario Municipal Board's Decision Regarding Parkland Dedication Policies (OMB file no. PL1101189)" be received; and,
- 2) That Council direct the City Solicitor and staff to support the Town of Richmond Hill's challenge of the Ontario Municipal Board's decision under OMB file no. PL1101189 regarding parkland dedication policies by seeking leave to intervene in any court proceedings relating thereto; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**22. HERITAGE MARKHAM COMMITTEE 40TH ANNIVERSARY
CELEBRATION PUBLICATION (16.11)**

[Report](#)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Don Hamilton

- 1) That the staff report titled "Heritage Markham Committee 40th Anniversary Celebration Publication", dated April 7, 2015, be received; and,
- 2) That the concept of producing a Heritage Markham publication to celebrate the committee's 40th Anniversary focusing on the positive heritage accomplishments and projects achieved by the committee working with applicants over the last forty years be endorsed; and,

- 3) That as recommended by Heritage Markham, in addition to the \$2,000 identified in the Heritage Markham Committee budget (2015) for anniversary celebrations, an additional amount of \$6,000 be transferred from the Heritage Preservation Reserve (Account 087-2800115) for the book project to the Heritage Markham Committee (Account 620-621-4002) and that at the completion of the project, any unused funds be returned to the Heritage Preservation Reserve; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**23. MAIN STREET UNIONVILLE
COMMUNITY VISION PLAN – 2014
A) CREATION OF AN ADVISORY COMMITTEE, AND
B) BACKGROUND INFORMATION ON A PROPERTY
DEVELOPMENT COORDINATOR POSITION
[Report](#)**

The Committee discussed the importance of having another meeting with the landowners to ensure they are onboard with respect to the vision for Main Street Unionville. The meeting will be scheduled in the morning and the City will provide adequate notice and follow up with the landowners to ensure they are able to attend.

There was a discussion on the proposed property development coordinator position. The following was discussed:

- Whether the position should be paid for privately by the benefitting landowners, with public funds or with a combination of public and private funds;
- Whether the position could be a volunteer position;
- The types of qualities the coordinator should possess.

A Member suggested that the following priorities should be focused on for Main Street Unionville: (1) finding a solution for washrooms on Main Street Unionville; (2) opening the laneway to Fonthill Blvd; and (3) building a parking structure.

Further discussion on the item was deferred until after the meeting with the landowners on the “Main Street Unionville Community Vision Plan”.

Deputation 1

Peter Miasek, representing Unionville Villagers Association and the Unionville Ratepayers Association spoke in support of implementing the vision for Main Street Unionville and provided the following feedback on the matter:

- Suggested including a retail improvement strategy in the implementation plan

- Supported the formation of an advisory committee, which should include representation from the property owners on highway 7
- Suggested funding the implementation of the vision with a combination of public and private funds
- Encouraged the City to explore various funding sources for the project, including grants and contributions from residents and resident groups
- Asked for the City's help to get the project started
- Offered the URA's assistance to the City in getting landowners to attend the upcoming meeting with the Mayor

Deputation 2

Christine Bergeaur-Free spoke in opposition to the vision for Main Street Unionville and suggested that a public meeting be held, or that residents be surveyed on the proposed property development coordinator position.

Deputation 3

Doug Danby inquired about the new by-law that was passed that governs the Unionville Business Improvement Area. Catherine Conrad, City Solicitor reported that the new by-law was passed due to the old by-law no longer being in compliance with the *Municipal Act*.

Moved by Deputy Mayor Jack Heath

Second by Councillor Don Hamilton

- 1) That the staff report titled "Main Street Unionville Community Vision Plan-2014 a) Creation of an Advisory Committee; and b) Background Information on a Property Development Coordinator Position", dated March 24, 2015, be received; and,
- 2) **That the Mayor report back to the Development Services Committee on the outcome of the meeting to be held with the landowners on Main Street Unionville on the Main Street Unionville Community Vision Plan.**

CARRIED

**24. RECOMMENDATION REPORT
JACK MOLL C/O FONTUR INTERNATIONAL INC.
APPLICATION FOR SITE PLAN APPROVAL FOR
A PROPOSED 50.0 METRE HIGH MONOPOLE STYLE
TELECOMMUNICATIONS TOWER WITHIN A 100 SQUARE METRE
EQUIPMENT COMPOUND AT 9775 9TH LINE
(FILE NO. SC 14 122111) (10.6)
[Report](#)**

Shehyar Khan, Fontur International Inc. provided a presentation on the proposed cell tower. The presentation included: (1) why the proposed cell tower is required; (2) an overview of proposed location of the cell tower; and (3) on feedback from the public on the proposed cell tower.

The Committee requested that it be able to provide feedback on the design of the cell tower. The tower should blend in with the natural environment as best possible.

Moved by Councillor Colin Campbell

Seconded by Deputy Mayor

- 1) That the report dated March 24, 2015, entitled “RECOMMENDATION REPORT, Jack Moll c/o Fontur International Inc., Application for Site Plan Approval for a 50.0 metre high monopole style telecommunications tower within a 100 square metre equipment compound at 9775 9th Line, File No: SC 14 122111”, be received; and,
- 2) That the presentation by Shehyar Khan, with Fontur International Inc., regarding the proposed telecommunications tower, be received; and,
- 3) That the application for site plan approval be approved, subject to conditions of Site Plan Approval as identified in Appendix ‘A’ to this report; and,
- 4) That Industry Canada be advised in writing, of this approval (concurrence), and that this approval is with respect to this location only; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**25. RECOMMENDATION REPORT
8081 WOODBINE INVESTMENTS LTD.
(BEAVER VALLEY STONE)
SOUTH SIDE OF HIGHWAY 407 BETWEEN
WOODBINE AVENUE AND RODICK ROAD
APPLICATION FOR SITE PLAN APPROVAL
FOR LANDSCAPE SUPPLY BUSINESS
(FILE NO. SC 14 136584) (10.6)**

[Report](#)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Colin Campbell

- 1) That the staff report dated March 24, 2015 titled “RECOMMENDATION REPORT, 8081 Woodbine Investments Ltd. (Beaver Valley Stone), South side of Highway 407 between Woodbine Avenue and Rodick Road, Application for site plan approval for a landscaping supply business, File No. SC 14 136584, be received; and,
- 2) That the application be endorsed, in principle; and,

- 3) That site plan approval 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 containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’ to the March 24, 2015 staff report; and,
- 4) 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,
- 5) 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,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**26. PERMANENT CLOSURE AND RENAMING OF PORTIONS
OF EXISTING CORNELL CENTRE BOULEVARD AND
OFFICIALLY OPEN NEW CORNELL CENTRE BOULEVARD (5.10, 10.14)**
[Report](#)

Moved by Councillor Colin Campbell

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the March 24, 2015 report entitled ‘Permanent closure and renaming portions of existing Cornell Centre Boulevard and officially open new Cornell Centre Boulevard’ be received; and,
- 2) That, the City enact a By-law to permanently stop up and close portions of the existing Cornell Centre Boulevard, as shown in yellow hatched on Attachment 1- Section 1 (legally described as Parts 1 and 2, Plan 65R-35088) as described in this report; and,
- 3) That, subject to the closure of the above portions of the existing Cornell Centre Boulevard, the new Cornell Centre Boulevard, as shown in red on Attachment 1- Section 2, be officially opened for traffic as described in this report; and;
- 4) That, the City enact a By-law to approve renaming of the existing Cornell Centre Boulevard, as shown in orange on Attachment 1- Section 3 (legally described as Parts 1 and 5, Plan 65R-34812), to William Forster Road as described in this report, and;

- 5) That, the City enact a By-law to rename a portion of the existing Cornell Centre Boulevard, as shown in purple on Attachment 1- Section 4 (legally described as Part 3, Plan 65R-34812), to Riverlands Avenue as described in this report; and
- 6) That, the City enact a By-Law to rename the existing section of Cornell Centre Boulevard extending from Honey Glen Avenue to Highway 7, as shown in brown on Attachment 1- Section 5 (legally described as Parts 12, 16 and 17, Plan 65R-14883), to William Forster Road as described in this report, and;
- 7) That, the City enact a By-Law to close the existing Cornell Centre Boulevard from south of new Cornell Centre Boulevard to north of Rustle Woods Avenue, as shown in Attachment 1- Section 6, from May 2015 to October 2015, and further;
- 8) That, staff be authorized and directed to do all things necessary including all required road closures as described in this report to give effect to this resolution.

CARRIED

**27. TOWER ISSUE - 9775 NINTH LINE
(JACK MOLL C/O FONTUR INTERNATIONAL INC.)
(FILE SC 14 122111) (10.6)
[Communications](#)**

Moved by Councillor Alan Ho
Seconded by Councillor Karen Rea

That the following communications regarding the proposed Telecommunications Tower at 9775 Ninth Line be received:

- 1) E-mail dated March 13, 2015 from Hubert Z (in opposition)
- 2) E-mail dated March 13, 2015 from Joe Zhou (in opposition)
- 3) E-mail dated March 13, 2015 from Ivy Zhao (in opposition)
- 4) E-mail dated December 31, 2014 from Nasralla Ezzelthany & Botros Amany (in support)

CARRIED

28. IN-CAMERA MATTERS

Moved by Councillor Karen Rea
Seconded by Councillor Alan Ho

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
- February 3, 2015 and March 3, 2015 (10.0)**
[Section 239 (2) (e, c) (e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE
MUNICIPALITY OR LOCAL BOARD (OMB - WARD 2) (8.0)**
[Section 239 (2) (e)]

Moved by Councillor Alan Ho
Seconded by Councillor Amanda Colluci

The Development Services Committee rise from in-camera at 1:14 p.m.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:15 PM.

Alternate formats for this document are available upon request.
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