



## **Development Services Committee Minutes**

February 17, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 5

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### **All Members of Council**

#### **Development Services**

Chair: Regional Councillor Jim Jones  
Vice-Chair: Councillor Don Hamilton

#### **Economic Development**

Chair: Councillor Alex Chiu  
Vice-Chair: Councillor Alan Ho

#### **Transportation Issues**

Chair: Regional Councillor Joe Li  
Vice-Chair: Regional Councillor Nirmala Armstrong

### **Attendance**

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  
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  
Ronji Borooah, City Architect  
Alan Brown, Director of Engineering  
Daniel Brutto, Planner I  
Alain Cachola, Senior Manager, Infrastructure and  
Capital Projects  
Sally Campbell, Acting Manager, East District  
Stephen Chait, Director, Economic Development  
Catherine Conrad, City Solicitor  
Lilli Duoba, Manager, Natural Heritage  
Marina Haufschild, Senior Planner, Urban Design  
Linda Irvine, Manager, Parks and Open Space  
Development  
Biju Karumanchery, Acting Director of Planning and  
Urban Design  
Sepideh Majdi, Senior Development Engineer  
David Pearce, Manager, Real Property  
Gary Sellars, Senior Planner  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:04 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Joe Li assumed the Chair for Transportation items, Nos. 2 and 3.

The Committee recessed from 12:10 p.m. to 1:07 p.m.

**Disclosure of Pecuniary Interest** – None Declared

**1. PRESENTATION OF SERVICE AWARDS (12.2.6)**

City of Markham Staff:

Robert Jones, Maintenance Assistant, Asset Management, 35 years  
Chee Tung, Building Engineer, Building Standards, 35 years  
Renata Keranovic, Geomatics Technician, Planning & Urban Design, 35 years  
David Martin, Fitness Counsellor, Markham Centennial Centre, Recreation Services, 30 years  
Anthony Boyko, Manager, Building Inspections, Building Standards, 30 years  
Scott Heaslip, Senior Project Coordinator, Central, Planning & Urban Design, 30 years  
Kenneth Robertson, Platoon Chief, Fire & Emergency Services, 30 years  
Mark Forrester, Captain, Fire & Emergency Services, 30 years  
James Scrymgeour, 1st Class Firefighter, Fire & Emergency Services, 30 years  
David Scott, 1st Class Firefighter, Fire & Emergency Services, 30 years  
Peter Johnson, Captain, Fire & Emergency Services, 30 years  
Ernest Elliott, Captain, Fire & Emergency Services, 30 years  
Mark Pehlemann, Captain, Fire & Emergency Services, 30 years  
Peter Jennings, 1st Class Firefighter, Fire & Emergency Services, 30 years

**2. HIGHWAY 7 - WARDEN TO SCIBERRAS  
STREETSCAPING PLAN UPDATE (5.10)**

[Presentation](#)

The presentation was distributed separately.

Alan Brown, Director of Engineering, introduced this matter. On January 27, 2015, Development Services Committee requested a presentation on an alternate streetscape concept and a review of on-street parking for Highway 7 from Town Centre Boulevard to Sciberras Road.

Salim Alibhai from the Region of York gave a presentation entitled "Highway 7 - Warden to Sciberras Streetscaping Plan Update". The presentation included the background and approved streetscape design endorsed by Markham in the fall of 2014. The design phase will be completed in March 2015, and construction will begin in the spring of 2015.

The Committee discussed tree plantings and questioned the height of the trees beneath hydro lines, considering the impacts of the ice storm and the need for frequent trimming. Mr. Alibhai advised that lesson learned, species selected in the future will not grow as high. Discussions included a possible second row of trees to be planted on private property, and the width of the sidewalk to adequately accommodate the bicycle lane and plantings. The Committee requested a review of the feasibility of a second row of trees for a more consistent urban landscape. It was noted that the renderings should reflect the actual streetscape plan.

Further discussions included the undergrounding of hydro lines, on-street parking, HOV/Viva lanes, staggered plantings and street furniture. The Committee was advised that: undergrounding is not feasible due to funding issues, and redesigning at this stage would delay the project up to two years; parking on Highway 7 is not recommended due to safety issues and the HOV/Viva lanes but could be revisited in the future and easily implemented; and, regional policies regarding HOV/Viva lanes. The Committee requested further information on achieving the Viva service as soon as possible, and requested renderings of the streetscape and plantings depicting the winter season.

Elizabeth Tan, representing the Cycling and Pedestrian Advisory Committee, recommended a bike lane width of 1.8m, and supports concrete material for the bike lanes, and supports undergrounding the hydro lines but only if it does not cause a delay. Ms. Tan did not support on-street parking, and noted that street lighting should be placed appropriately for pedestrians on the sidewalk. Ms. Tan requested a presentation to CPAC on the issues discussed.

David McBeth suggested that the peak traffic numbers provided do not reflect the built-out capacity of Markham Centre and the traffic impact of the HOV lanes. Mr. McBeth suggested that a second row of trees on commercial properties would not be supported by the owners, and he also suggested that the hydro lines should be undergrounded at this stage rather than later.

The Committee directed that a meeting be held as soon as possible with staff, the Region, stakeholders, and interested Council members, regarding the cost of undergrounding hydro lines, and the feasibility of a second row of trees. Possible funding options were requested for both aspects. Further information was requested on the enhanced soil structure requirements for the second row of trees. Pending the outcome of the meeting, staff will bring forward a resolution to the Committee if necessary. It was agreed that the parking issue could be reviewed at a later date.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Jim Jones

- 1) That the presentation provided by Salim Alibhai from the Region of York entitled "Highway 7 - Warden to Sciberras Streetscaping Plan Update" be received; and,
- 2) **That the deputations by Elizabeth Tan, representing the Cycling and Pedestrian Advisory Committee, and David McBeth, regarding the Highway 7 streetscape, be received.**

CARRIED

**3. MID-BLOCK ROAD CROSSING OF HIGHWAY 404  
BETWEEN 16TH AVENUE AND MAJOR MACKENZIE DRIVE (5.10)**  
[Presentation](#)

Alan Brown, Director of Engineering introduced this matter and advised that staff will be reporting back further on outstanding issues relating to this project.

Salim Alibhai from the Region of York was in attendance to provide a presentation on the mid-block road crossing of Highway 404, between 16th Avenue and Major Mackenzie Drive. The presentation identified the crossing and reviewed City and regional policies, the feasibility study, the study area, the five proposed alternate routes, environmental considerations, the consultation program, and the final recommendation for the south alignment from Orlando Avenue to Markland Street.

The estimated construction cost is between \$35 to \$40 million excluding property acquisition and utility relocation. The plan is in the region's capital budget for construction within six to ten years.

The Ward Councillor requested that property sales brochures alert future purchasers in the area to the pending impacts from the road construction and traffic.

The Committee discussed the intersection at Markland Street and traffic volumes. Mr. Alibhai advised there would be more east-west traffic than north-south. Staff was requested to report on advancing the design and construction of the section of road and the bridge over the Rouge River, west of Markland Street to Cachet Woods Court so that that connection can be accommodated.

The Committee considered the impacts of urban sprawl, and questioned the protection of wildlife, the Redside Dace habitat, and the Rouge River, as well as compensation for trees that will be removed. Mr. Alibhai advised that TRCA and the Ministry of Environment are consulted. The Committee noted that the ownership of the valleylands must be retained by the City of Markham. Discussions included prioritizing spending, maximizing traffic flow by using roundabouts, and installing a median in the by-pass road for safety.

Elizabeth Tan, representing the Cycling and Pedestrian Advisory Committee, discussed the bike lanes, and Mr. Alibhai confirmed they will be on the boulevard. Ms. Tan supported the use of roundabouts.

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Alan Ho

- 1) That the February 17, 2015 presentation by the Region of York be received; and,
- 2) **That the deputation by Elizabeth Tan, representing the Cycling and Pedestrian Advisory Committee regarding the mid-block crossing of Highway 404 north of 16th Avenue, be received; and,**

- 3) That the preferred alignment for the Mid-Block Crossing of Highway 404 North of 16<sup>th</sup> Avenue be endorsed; and,
- 4) That staff report back to Committee on outstanding matters related to this project, future jurisdiction over the road (local vs regional), operation and maintenance issues, property impact and cost sharing; and,
- 5) **That staff report back on advancing the design and construction of the section of road and the bridge over the Rouge River, west of Markland Street to Cachet Woods Court; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution:

CARRIED

**4. PARK DEVELOPMENT CONCEPTS  
FOR PARKLANDS ADJACENT TO MARKHAM MUSEUM (6.3)**  
[Presentation](#)

Linda Irvine, Manager, Parks and Open Space Development, gave a presentation entitled "Park Development Concepts for parklands adjacent to Markham Museum". At a recent Budget Sub-Committee Meeting, staff were requested to give a presentation on the park concepts for the new park lands at 9390 and 9404 Highway 48, immediately north of the Markham Museum. These two properties were conveyed to the City in 2012 to satisfy parkland dedication requirements associated with a residential development on Main Street Markham.

The presentation detailed the location of the subject lands, the area context, and the proposed park programme. Two options for the park concept plans were displayed. The heritage house on the site was relocated on an interim basis pending park development and Council's decision on the future use of the building.

The Committee discussed the inclusion of a water play area, provision of change room facilities, potential uses of the existing house, connection to the museum, buffering from adjacent uses, the adjacent storm water management pond, and interior walkways/roadways.

The next steps include a community consultation meeting on February 25, 2015, followed by a report to Council on the future use and location of the heritage house, and detailed designs of the park. Construction is targeted to begin in the fall of 2015, pending budget approval.

Moved by: Councillor Karen Rea  
Seconded by: Deputy Mayor Jack Heath

That the presentation provided by Linda Irvine, Manager, Parks and Open Space Development entitled "Park Development Concepts for parklands adjacent to Markham Museum" be received.

CARRIED

**5. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- February 3, 2015 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

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

CARRIED

**6. MAIN STREET MARKHAM COMMITTEE MINUTES**

**- October 15, 2014**

**- November 19, 2014 (16.0)**

[Oct. 15](#) [Nov. 19](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Main Street Markham Committee meetings held October 15, 2014 and November 19, 2014, be received for information purposes.

CARRIED

**7. PRELIMINARY REPORT**

**APPLICATION BY GAETANO MOLINARO**

**FOR ZONING BY-LAW AMENDMENT TO**

**FACILITATE SEVERANCE OF 9 SABISTON DRIVE**

**TO CREATE ONE ADDITIONAL BUILDING LOT**

**FILE NO: ZA 14 117820 (10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated February 17, 2015 titled “PRELIMINARY REPORT, application by Gaetano Molinaro for Zoning By-law Amendment to facilitate severance of 9 Sabiston Drive to create one additional building lot (File No. ZA 14 117820)”, 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

**8. REPORT ON INCOMING PLANNING APPLICATIONS  
FOR THE PERIOD OF DECEMBER 13, 2014 TO JANUARY 9, 2015 (10.0)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of December 13, 2014 to January 9, 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

**9. CORNELL CENTRE SECONDARY PLAN  
- DRAFT LAND USE CONCEPT (10.4)**

[Report](#)

Marg Wouters, Senior Manager, Policy & Research, presented the draft land use concept as part of the updated Cornell Centre Secondary Plan, as required by the new Official Plan. The presentation reviewed matters to be addressed in the Secondary Plan, the background of work done to date, discussions with stakeholders to date, and the precinct plan. Staff advised that the 2008 Vision for Cornell Centre is still relevant and the guiding principles will be updated to align with the Secondary Plan.

The draft land use concept has been presented to the Cornell Advisory Group. Next steps include circulation to various agencies for comment, and an Open House for public comment, followed by the preparation of the Cornell Secondary Plan for public consultation. Staff will continue to work with landowners and stakeholders to refine the concept.

As requested by the Budget Sub-committee, staff provided the Secondary Plan Work Program, outlining the time frames for the various Secondary Plans through 2017. The Committee had several questions regarding time frames.

The Committee discussed the Box Grove Secondary Plan in relation to Cornell Centre, outreach to the public, Rouge National Urban Park with respect to commercial uses and gateway locations, density build-out and traffic demand management, improved transit routes, townhouse products, pathway and wildlife corridors to connect the woodlots, identification and protection of wetlands, and development of side streets along Bur Oak for a pedestrian/commercial shopping area. Both support and opposition were expressed by the Committee for stacked and lane based townhouses.

The Committee directed that options for gateway locations and commercial opportunities in Rouge National Urban Park, east of Donald Cousens Parkway, be referred to a Markham Sub-committee meeting with staff and landowners.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “Cornell Centre Secondary Plan - Draft Land Use Concept” dated February 17, 2015 be received; and,
- 2) That the Cornell Centre Draft Land Use Concept be released for public comment; and,
- 3) **That options for gateway locations and commercial opportunities in Rouge National Urban Park, east of Donald Cousens Parkway, be referred to a Markham Subcommittee meeting with staff and landowners; and further,**
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. 2014 CITY OF MARKHAM OFFICIAL PLAN  
PART 1 – PROPOSED MODIFICATIONS TO  
SPECIAL POLICY AREA AND RELATED POLICIES (10.0)**  
[Report](#)

Jim Baird, Commissioner of Development Services, introduced this matter and advised that Policy staff have been in extensive discussions with the province regarding amendments to Special Policy Areas of Markham's new Official Plan. Prior to submission to the Region, the amendments are being presented to Committee.

Lilli Duoba, Manager, Natural Heritage gave a presentation entitled “2014 City of Markham Official Plan, Part 1– Proposed Modifications to Special Policy Area and related policies”. Markham’s new Official Plan was approved by Regional Council in June, 2014, subject to a number of modifications and deferrals. In particular, Regional Council withheld its decision on the proposed Special Policy Area policies contained in Section 3.4.1 of the Plan and specific land use designations on Map 3 – Land Use, that apply to the Unionville SPA identified in Map 8. The proposed modifications were described as minor wording amendments and policy changes, not mapping changes.

Staff recommend Council adoption of the modifications so that they may be forwarded to the Province for Ministerial approval and to the OMB for consideration in the approval of Markham’s Official Plan. The Ministry of Municipal Affairs and Housing is the approval authority for Special Policy Areas.



Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled “2014 City of Markham Official Plan, Part 1– Proposed Modifications to Special Policy Area and related policies” dated February 17, 2015, be received; and,
- 2) That the proposed modifications to the 2014 City of Markham Official Plan Part 1, as recommended in Appendix ‘A’ of the report entitled “2014 City of Markham Official Plan, Part 1 – Proposed Modifications to Special Policy Area and related policies” dated February 17, 2015, be adopted and forwarded to:
  - a) York Region and the Toronto and Region Conservation Authority for endorsement; and,
  - b) The Ministry of Municipal Affairs and Housing for Ministerial approval; and,
- 3) That subsequent to receiving Ministerial approval, the proposed modifications to the Special Policy Area and related policies of the 2014 City of Markham Official Plan, Part 1, be forwarded to the Ontario Municipal Board for consideration in the approval of Markham’s Official Plan; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 2:55 PM.

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