



Development Services Committee Minutes

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

Council Chamber

Meeting No. 4

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
Brenda Librecz, Commissioner of Community & Fire Services
Catherine Conrad, City Solicitor
George Duncan, Senior Heritage Planner
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Acting Director of Planning and Urban Design
Richard Kendall, Manager, Central District
Mark Siu, Transportation Engineer
Michael Sraga, Sr. Planner, Urban Design
Andrea Wilson-Peebles, Assistant City Solicitor
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest – None Declared

1. DEVELOPMENT SERVICES COMMITTEE MINUTES

- January 27, 2015 (10.0)

[Minutes](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held January 27, 2015, be confirmed.

CARRIED

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- January 20, 2015 (10.0)

[Minutes](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held January 20, 2015, be confirmed.

CARRIED

**3. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES**

-December 18, 2014 (16.34)

[Minutes](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held December 18, 2014, be received for information purposes.

CARRIED

**4. ELIGIBILITY OF JOSEPH WIDEMAN HOUSE
FOR RELOCATION TO MARKHAM HERITAGE ESTATES
10015 HIGHWAY 48 (16.11)**

[Report](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Colin Campbell

- 1) That as recommended by Heritage Markham, the Joseph Wideman House at 10015 Highway 48 be declared eligible for relocation to Markham Heritage Estates, due to its cultural heritage value or interest, threatened state, the absence of either short or long-term uses by the owner, and the length of time before development will occur in the area; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. SIGN VARIANCE FOR MARKHAM VILLAGE ESSO
IMPERIAL OIL LIMITED
5965 HIGHWAY 7
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
FILE NO. 14 138540 SP (2.16, 16.11)**

[Report](#)

George Duncan, Senior Heritage Planner, provided renderings of the redevelopment of the commercial site at the corner of Highway 7 and Main Street Unionville, and details of the proposed signage. Staff advised that the Heritage Markham Committee has no objection.

The Committee discussed the property boundaries, the adjacent valley lands, and the retaining wall to the south. Deputy Mayor Jack Heath requested further information on ownership/maintenance of the retaining wall and potential impacts of the development on the lands to the west. Staff advised that the applicant has confirmed that the site lighting will be directed downward.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That the staff report titled “Sign Variance for Markham Village Ezzo, Imperial Oil Limited, 5965 Highway 7, Markham Village Heritage Conservation District” dated February 3, 2015, be received; and,

- 2) That the application for a sign variance (14 138540 SP) be approved for a maximum ground sign face of 6.04 square metres for each side of the two proposed ground signs and that internal illumination be permitted only for the electronic gas price number component of each sign; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. RECOMMENDATION REPORT
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)**

[Report](#)

Dave DeSilva, applicant, made a presentation to provide details of the “Greenlife” building system and the proposed development. The sales brochure with further information and renderings was provided to the Committee. Mr. DeSilva responded to questions from the Committee regarding the building system, energy conservation, and public art. Staff reviewed the site plan with respect to the building fit, access, retaining walls, and the existing cemetery. The Committee questioned the bus stop on Kennedy Road as indicated in the sales brochure, and requested a future update on the energy conservation results for similar projects by the applicant.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

- 1) That the staff report dated February 3, 2015 titled “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,
- 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 and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’ to the February 3, 2015 staff report.

- The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development.
 - Hagerman Corner Community Housing has confirmed in writing that the Owner has satisfied their requirements related to the integration of driveways, underground garage access ramp and services with their development; and,
- 4) That servicing allocation for 43 units be granted from the Regional allocation to Markham; and,
 - 5) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
 - 6) 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,
 - 7) 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,
 - 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

7. NEW BUSINESS
MAIN STREET MARKHAM (10.0)

Councillor Karen Rea requested a Markham Sub-committee meeting be held to discuss the development of Markham Road, north of 16th Avenue. In addition to the Sub-committee members and senior staff, it was suggested that Regional Councillor Jim Jones, Linda Irvine, and Marg Wouters attend the meeting.

8. IN-CAMERA MATTER

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Valerie Burke

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into an in-camera session to discuss the following confidential matters:

- (1) **DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES**
- November 18, 2014 (10.0)
[Section 239 (2) (e, c)]

- (2) **LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (OMB - WARD 1) (8.0)**

[Section 239 (2) (e)]

- (3) **LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (OMB - WARD 8) (8.0)**

[Section 239 (2) (e)]

CARRIED

Moved by: Councillor Valerie Burke

Seconded by: Councillor Alan Ho

That the Development Services Committee rise from the in-camera session at 11:36 AM.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:36 AM.

Alternate formats for this document are available upon request.
