



Development Services Committee Minutes

January 27, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 3

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 Logan Kanapathi
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
Alida Tari, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:05 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair and Regional Councillor Nirmala Armstrong assumed the Chair for Transportation item, No. 1.

Disclosure of Pecuniary Interest - None disclosed.

1. MARKHAM MULTI-USE PATHWAY (MUP) 16TH AVENUE TO BOB HUNTER MEMORIAL PARK (6.0) [Presentation](#)

Alan Brown, Director of Engineering addressed the Committee and provided some opening remarks relative to the multi-use pathway presentation indicating that the presentation will provide an update with respect to the work completed to date and work to be done on the future phases.

Mark Schollen, Schollen & Company Inc. delivered a PowerPoint presentation entitled “Markham Multi-Use Pathway (MUP) 16th Avenue to Bob Hunter Memorial Park.”

Staff delivered a PowerPoint presentation providing an update with respect to the proposed budget requirements for the multi-use pathway and next steps.

The Committee discussed the three proposed options for Drakefield Blvd. It was noted that the three options are: a painted line designated as a bicycle lane; wider sidewalk on the boulevard or a narrow sidewalk together with a painted bicycle lane. Staff pointed out that the main issue is ensuring safety for both pedestrians and cyclists. Staff advised that the trail system will be open all year round, but will not be snow plowed. There was discussion regarding the potential of having the section that is being proposed on Drakefield Blvd. to be inside the park. Staff advised that this issue can be considered at the next Community of Liaison Committee (CLC).

There was brief discussion regarding the purpose of the proposed illuminated sign. The Committee suggested that an “adopt-a-park” program should be considered for this area to assist with maintaining the litter in the park.

Deputy Mayor Jack Heath has requested that Alan Brown and Mark Schollen meet with him to address some of his concerns such as: accessibility, potential property acquisition, further consideration to Phase 4 (near 9th Line), budget requirements, and providing associated green space for the proposed Rouge National Urban Park plan.

Tupper Wheatley, Markham resident, addressed the Committee with respect to the multi-use pathway and stated some concerns.

Gord Walter, Markham resident, addressed the Committee regarding the multi-use pathway and spoke in support of maintaining the pathway completely within the park.

Cynthia Hiatt, Markham resident, addressed the Committee with respect to the multi-use pathway and stated concerns with the proposed pedestrian crossing on McCowan Road and increased budget requirements.

Peter Miasek, Markham resident, addressed the Committee regarding the multi-use pathway and suggested that a naming process should be considered for this pathway and an opening ceremony should be scheduled for some time this year.

There was discussion regarding the proposed location of the signalized pedestrian crossing and that the entrance to Milne Conservation Park does not meet Regional traffic warrants required to have a signalized intersection there. Staff advised that Regional staff have agreed to review further in future as part of the Environmental Assessment process for McCowan Road widening. Staff will report back on options, cost and implementation of a signalized intersection at the Milne Conservation Park entrance.

Moved by Councillor Logan Kanapathi
Seconded by Councillor Amanda Collucci

That the presentation provided by Mark Schollen, Schollen & Company Inc. entitled "Markham Multi-Use Pathway (MUP) 16th Avenue to Bob Hunter Memorial Park", be received; and,

That staff be directed to report back on all the issues and/or concerns raised at the January 27, 2014 Development Services Committee prior to the tender award process.

Carried

2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- January 13, 2015 (10.0)
[Minutes](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Alex Chiu

That the minutes of the Development Services Committee meeting held January 13, 2015, be confirmed.

Carried

3. HERITAGE MARKHAM COMMITTEE MINUTES
- January 14, 2015 (16.11)
[Minutes](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Alex Chiu

That the minutes of the Heritage Markham Committee meeting held January 14, 2015, be received for information purposes.

Carried

4. AGRICULTURAL ADVISORY
COMMITTEE MINUTES
- November 6, 2014 (16.34)
[Minutes](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Alex Chiu

That the minutes of the Agricultural Advisory Committee meeting held November 6, 2014, be received for information purposes.

Carried

**5. PRELIMINARY REPORT
2391004 ONTARIO LTD. (BELLPORT HOMES)
OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO PERMIT THE
DEVELOPMENT OF 3 SINGLE DETACHED AND
41 TOWNHOUSE DWELLINGS
AT 6845 - 6853, 6869 AND 6889 14TH AVENUE
FILES: ZA 14 137887, SU 14 137887 & OP 14 137887 (10.3,10.5 & 10.7)
[Report](#)**

The Ward Councillor suggested that a meeting be scheduled with him, staff and the applicant to further discuss the applications. Staff pointed out that a statutory public meeting must be held prior to Council adopting any amendments to the Official Plan or Zoning. It was noted that Council can deny an application without a statutory Public Meeting, but it is not recommended for the reason that it will be a process and fair hearing at the Ontario Municipal Board if the applicant appeals the decision.

Moved by Councillor Logan Kanapathi

Seconded by Deputy Mayor Jack Heath

- 1) That the report titled “PRELIMINARY REPORT, 2391004 Ontario Ltd. (Bellport Homes), Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, Files: ZA 14 137887, SU 14 137887 & OP 14 137887,” dated January 27, 2015, be received; and,
- 2) That a Public Meeting be held to consider the Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision applications submitted by 2391004 Ontario Ltd. (Bellport Homes), to permit the development 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**6. PRELIMINARY REPORT
PAGNELLO HOMES INC. & OSTRYA HOMES LTD.
ZONING BY-LAW AMENDMENT TO FACILITATE
THE DEVELOPMENT OF FOUR SINGLE DETACHED DWELLINGS
AT 10 ROUGE BANK DRIVE AND 2, 6 AND 8 PAGNELLO COURT
FILE: ZA 14 113370 (10.5)**
[Report](#)

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Alex Chiu

- 1) That the report titled “PRELIMINARY REPORT, Pagnello Homes Inc. & Ostrya Homes Ltd., Zoning By-law Amendment to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court., File: ZA 14 113370,” dated January 27, 2015, be received; and,
- 2) That a Public Meeting be held to consider the Zoning By-law Amendment application submitted by Pagnello Homes Inc. & Oystra Homes Ltd., to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7. REQUEST FOR DEMOLITION – DETACHED
NON-HERITAGE ACCESSORY BUILDING/GARAGE
48 GEORGE ST., MARKHAM VILLAGE (16.11, 10.13)**
[Report](#)

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Alex Chiu

- 1) That Council endorse the demolition of the detached accessory building/garage at 48 George St. located within the Markham Village Heritage Conservation District; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**8. 2014 FOURTH QUARTER UPDATE
OF THE STREET AND PARK NAME RESERVE LIST (10.14)**

[Report](#)

R. Tadmore, ext. 6810

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Alex Chiu

- 1) That the updated Street and Park Name Reserve List for the fourth quarter of 2014, attached as Appendix 'A' to the January 27, 2015 staff report titled '2014 Fourth Quarter Update of the Street and Park Name Reserve List', be received; and,
- 2) That Council approve the revised Street and Park Name Reserve List that is attached as Appendix 'A' to this report.

Carried

**9. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF NOVEMBER 1, 2014 TO DEC 12, 2014 (10.0)**

[Report](#)

There was brief discussion regarding the planning application for a draft plan of condominium by 1834372 Ontario Inc., located at 7165 Yonge Street.

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 November 1, 2014 to December 12, 2014" 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

**10. PRELIMINARY REPORT
KYLEMORE COMMUNITIES (YORKTON) LIMITED
OFFICIAL PLAN, DRAFT PLAN OF SUBDIVISION &
ZONING BY-LAW AMENDMENT APPLICATIONS TO
PERMIT 94 TOWNHOUSE UNITS AND 80 APARTMENT UNITS
(174 UNITS TOTAL) AT KENNEDY ROAD & 16TH AVENUE (10.3, 10.7, 10.5)
[Report](#)**

Moved by Deputy Mayor Jack Heath

Seconded by Councillor Alex Chiu

- 1) That the report titled “Preliminary Report, Kylemore Communities (Yorkton) Limited, Official Plan, Draft Plan of Subdivision & Zoning Amendment Applications to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue” dated January 27, 2015, be received; and,
- 2) That a Public Meeting be held to consider the Official Plan, Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 94 townhouse units and 80 apartment units (174 units total) 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

**11. NEW BUSINESS
DEVELOPMENT SERVICES COMMITTEE
- MEETING SCHEDULE (16.0, 10.0)**

Regional Councillor Jim Jones suggested that staff consider going back to holding weekly Development Services Committee (DSC) meetings where one week deals with presentations (Part A) and one week considers staff recommendation reports (Part B). The Commissioner commented that through agenda management and the proper sequencing of items; presentations and reports it can be properly managed on the same agenda. The Committee was advised that the Clerks department has been directed to report back in April 2015 with recommendations on best practice guidelines for Council and Standing Committee and a proposed meeting schedule for September to December 2015, and that would be an appropriate time to review the current DSC meeting schedule.

12. NEW BUSINESS
HYDRO LINES (5.0, 2.17)

Regional Councillor Jim Jones requested that City staff and York Region staff provide a presentation to Development Services Committee on burying the hydro lines along Highway 7, from Rodick Road to Sciberras Road. He also suggested that the design of Highway 7 be reviewed, and discussed at Development Services Committee including possible changes to the cross sections and allowing off-peak on-street parking.

ADJOURNMENT

Moved by Councillor Alex Chiu
Seconded by Councillor Colin Campbell

The Development Services Committee meeting adjourned at 11:14 AM.

Carried

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