



## **Development Services Committee Minutes**

January 13, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 2

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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  
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  
Murray Boyce, Senior Policy Coordinator  
Alain Cachola, Senior Manager, Infrastructure and Capital Projects  
Stephen Chait, Director, Economic Development  
Catherine Conrad, City Solicitor  
Geoff Day, Senior Planner, Zoning & Special Projects  
Regan Hutcheson, Manager, Heritage Planning  
Biju Karumanchery, Acting Director of Planning and Urban Design  
Brian Lee, Deputy Director of Engineering  
Gary Sellars, Senior Planner  
Sandra Tam, Senior Business Development Officer  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Deputy Mayor Jack Heath

The Development Services Committee convened at the hour of 9:02 a.m. with Regional Councillor Jim Jones in the Chair.

### **Disclosure of Pecuniary Interest**

Valerie Burke disclosed an interest with respect to Item # 9, 2013 City of Markham Official Plan relating to 360 John Street, by nature of owning a family business in the Thornhill area, and did not take part in the discussion of or vote on the question of the approval of this matter.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- December 9, 2014 (10.0)**

[Minutes](#)

The Committee discussed Item # 5, Planning for the Future Urban Area in North Markham, with respect to the build-out areas throughout Markham, the relevance of the build-out areas to the approved Official Plan and the city-wide forecast, and the growth requirements of the Regional Official Plan. Staff will have regard to these matters when they report back to the Committee

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held December 9, 2014, be confirmed.

CARRIED

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- December 9, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Public Meeting held December 9, 2014, be confirmed.

CARRIED

**3. HERITAGE MARKHAM COMMITTEE MINUTES  
- December 10, 2014 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held December 10, 2014, be received for information purposes.

CARRIED

**4. CYCLING AND PEDESTRIAN ADVISORY  
COMMITTEE (CPAC) MINUTES  
- November 20, 2014 (16.34)**  
[Minutes](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held November 20, 2014, be received for information purposes.

CARRIED

**5. PRELIMINARY REPORT  
SARENA PROPERTIES LTD.  
197 AND 199 LANGSTAFF ROAD EAST  
APPLICATION FOR A ZONING BY-LAW AMENDMENT  
TO PERMIT TEMPORARY OUTDOOR STORAGE OF NEW VEHICLES  
FILE NO.: ZA 13 117272 (10.5)**  
[Report](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Colin Campbell

- 1) That the report dated January 13, 2015 entitled “PRELIMINARY REPORT, Sarena Properties Ltd., 197 and 199 Langstaff Road East, Application for a Zoning By-law Amendment to permit temporary outdoor storage of new vehicles, File No.: ZA 13 117272” be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Sarena Properties Ltd. for a 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

**6. EXTENSION OF SITE PLAN ENDORSEMENT  
PROPOSED 15,970 M<sup>2</sup> (171,909 FT<sup>2</sup>)  
8 STOREY OFFICE BUILDING  
80 MINTHORN BOULEVARD  
WEMAT FOUR LIMITED  
FILE NO: SC 05 016629 (10.6)**

[Memo](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the Staff memorandum dated January 13, 2015, entitled “Extension of Site Plan Endorsement - Proposed 15,970 m<sup>2</sup> (171,909 ft<sup>2</sup>) eight storey office building, 80 Minthorn Boulevard - Wemat Four Limited, File No: SC 05 016629”, be received; and,
- 2) That the request for an extension of Site Plan Endorsement by Wemat Four Limited be granted to February 3, 2018, subject to conditions as outlined in Appendix ‘B’; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. RECOMMENDATION REPORT  
MAHAMEVNAWA BHAVANA ASAPUWA TORONTO  
SITE PLAN CONTROL APPLICATION TO PERMIT  
A PLACE OF WORSHIP AT 11175 KENNEDY ROAD  
FILE NO. SC 13 132040 (10.6)**

[Report](#)

Jim Baird, Commissioner of Development Services gave a brief introduction to this matter.

Randal Dickie and Roshan Miskin, representing the applicant, were in attendance to give a Powerpoint presentation regarding the details of the application and the practices of the Place of Worship.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report titled “RECOMMENDATION REPORT, Mahamevnawa Bhavana Asapuwa Toronto Site Plan Control Application to permit a Place of Worship at 11175 Kennedy Road, SC 13 132040” and dated January 13, 2015, be received; and,

- 2) That the Site Plan Control application by Mahamevnawa Bhavana Asapuwa Toronto to permit a Place of Worship at 11175 Kennedy Road be endorsed in principle, subject to the conditions set out in Appendix 'A' to this report; and,
- 3) That Site Plan Approval is delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan approval is issued only when the Director or his designate has signed the site plan; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. MAIN STREET UNIONVILLE  
COMMUNITY VISION PLAN - 2014 (10.0)**

[Staff Presentation](#) [Report](#) [App A](#) [App B](#) [App C](#) [App D](#) [App E](#)

**Vision Plan -** [Section A](#) [Section B](#) [Section C](#) [Section D](#) [Section E](#)

**Main Street Unionville Community Vision Plan is available on-line only.**

Addendum documents provided:

- Heritage Markham Extract, November 17, 2014 (Appendix C)
- Correspondence from the Unionville Ratepayers Association
- [Addendum Attachments](#)

Jim Baird, Commissioner of Development Services provided an overview of this project and the extensive work involved.

Regan Hutcheson, Manager of Heritage Planning, gave a Powerpoint presentation outlining the background of the Master Plan study initiated in 2013, including the consultant analysis, public consultation and feedback, the land area and context, highlights of the proposed Community Vision Plan, and staff recommendations. Key recommendations are: to endorse the Vision Plan in principle, to be used as a guideline for a future Secondary Plan; to prepare a new Secondary Plan; and, to prepare a new mandate and composition for the Main Street Unionville Committee to assist with overseeing and implementing the Vision Plan. The project has an estimated 30-year implementation timeline.

The Committee reviewed the staff recommendations and discussed the following:

- funding options for a Development Coordinator or agent/trustee to facilitate cooperative efforts concerning joint parking and development opportunities with the land owners in the commercial core area
- working with School Board to provide a vehicular connection to Fonthill Drive and special event parking
- including elected officials/Board members/Trustees in discussions with the TRCA and School Board
- zoning amendments regarding restaurant restrictions have been implemented
- potential for secondary retail/office space off the Main Street frontage in the commercial core area

- identify components that are the responsibility of the City; i.e. public washrooms and streetscape improvements
- achieving the Vision will depend on the commitment of the land owners
- recognizing and preserving the character of Main Street is vital
- previous attempts to revitalize Main Street Unionville and to resolve parking issues
- concern about loss of green space
- minor adjustments may become major issues and would be incorporated into the development of the Secondary Plan

Reid McAlpine, representing the Unionville Ratepayers Association, spoke of building on the success of Main Street and the challenges involved. Concerns include: the Hwy 7 and GO crossing; future 15 minute GO service across Main Street; micro-managing the Stiver House Inn; traffic management; and TRCA approval and cost for the parking structure. Mr. McAlpine emphasized that an implementation plan is important – phasing, prioritization of projects, multi-year funding plan, tax relief, and governance (roles and responsibilities for Steering Committee, trustee/project coordinator, Heritage Architectural Review Committee, residential community, developers, and commercial property owners). The Vision should be reviewed every three years and Heritage preservation should be a priority.

Mr. McAlpine urged the City to move forward by including the public washrooms in the 2015 budget and taking other immediate steps, rather than waiting for the Secondary Plan to be developed. He suggested that while the community has a certain amount of responsibility, the funding should primarily be provided by the City.

Doug Denby, resident of Unionville, spoke of the being “trapped by inclusion” in the proposal, and expressed concern for the potential failure of the initiative due to numerous issues such as parking, the floodplain constraints, and the Plan’s focus on businesses. Mr. Denby requested to be included in ongoing consultation.

Christine Bergauer-Free, area resident, discussed the value of preserving the quaint character of Main Street and suggested an anchor store and projected infill would not be practical. Ms. Bergauer-Free suggested that the proposed parking structure would replace existing green space, and be subject to flooding.

The Committee encouraged further consultation with the commercial property owners to gauge their acceptance of the study findings and willingness to fund the development facilitator position/contract. Staff advised of the active participation by the land owners during the study process and noted the staff recommendation regarding BIA consultation with land owners. Discussions also included the grade separation at the Highway 7-railway interface.

The Committee expressed appreciation to staff, the consultants, and the public participants for their work on this initiative.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

- 1) **That correspondence from Reid McAlpine representing the Unionville Ratepayers Association regarding the Main Street Unionville Community Vision Plan-2014 be received; and,**
- 2) **That deputations by Reid McAlpine representing the Unionville Ratepayers Association, Doug Denby, and Christiane Bergauer-Free regarding the Main Street Unionville Community Vision Plan-2014 be received; and,**
- 3) That the Staff report titled “Main Street Unionville Community Vision Plan-2014”, dated January 13, 2015, be received; and,
- 4) That the Main Street Unionville Community Vision Plan be endorsed in principle (subject to modifications in Appendix ‘D’ to this report) as a guideline for a future Secondary Plan for the area and that the City and other affected parties/ stakeholders be guided by the general direction of the Vision Plan when initiating or reviewing proposed changes in both the public and private realms of the Unionville Heritage Conservation District; and,
- 5) That staff be authorized to undertake the preparation of a new Secondary Plan for the Unionville Heritage Conservation District as is recommended in the new Official Plan, and the preparation of a Pattern Book to help guide the overall design of new multi-storey development specifically for the Hwy 7 and Village Core/ Crosby Arena focus areas; and,
- 6) That as part of the Secondary Plan exercise, staff explore opportunities for the focus areas and the parking optimization recommendations from the Vision Plan as well as take into account the staff and agency comments provided in Appendices ‘A’ and ‘C’ to this report; and,
- 7) That the Development Services Commission staff **and Markham Council members** be authorized to initiate discussions with senior staff **and Board members** at the Toronto Region Conservation Authority (TRCA) to determine the feasibility of introducing a parking platform in part of the floodplain lands east of Main Street, including the type of studies and analysis required to appropriately explore the concept, **and initiate discussions with senior staff and Trustees at the School Board on options for opening the connection between the school property and Fonthill Lane as required for special events parking access; and,**
- 8)\* That York Region be **requested to work with the City of Markham and Metrolinx to investigate options to eliminate the need for a grade separation at the Highway 7-railway interface while protecting the functions of Highway 7 and the Stouffville corridor GO rail service expansion plan, as a grade separation at this location** would have detrimental impacts on the local community from an economic, heritage conservation and aesthetic perspective; and,

- 9) **That the Commissioner of Development Services provide an update Memo to the Committee regarding the proposed role, responsibilities and funding options, for a trustee or Property Development Coordinator to work with the Unionville BIA and local commercial property owners to implement the Vision Plan; and,**
- 10)\*\* **That the Unionville Sub-Committee meet with the Unionville BIA and property owners to discuss the Vision Plan and funding of the Property Development Coordinator position; and,**
- 11) That staff be directed to prepare a new mandate and suggested member composition for the Main Street Unionville Committee (as described in this report) which would be re-constituted as an advisory committee with the objective of overseeing and assisting in the implementation of the Vision Plan; and,
- 12) **That installation of Public Washrooms on Main Street Unionville be referred to the 2015 Budget process; and further,**
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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Clauses 8 and 10 amended by Council on January 13, 2015, to read as follows:

- \* 8) That the following Resolution No. 8 be referred to staff for additional information to be brought back to the Development Services Committee:

That York Region be requested to work with the City of Markham and Metrolinx to investigate options to eliminate the need for a grade separation at the Highway 7-railway interface while protecting the functions of Highway 7 and the Stouffville corridor GO rail service expansion plan, as a grade separation at this location would have detrimental impacts on the local community from an economic, heritage conservation and aesthetic perspective."; and,

- \*\* 10) That the local Councillor, Mayor, Regional Councillor Jim Jones and any other interested Councillors meet with the Unionville BIA and commercial property owners to discuss the Vision Plan and funding of the Property Development Coordinator position; and,



**9. 2013 CITY OF MARKHAM OFFICIAL PLAN  
PART I – YORK REGION NOTICE OF DECISION  
AND APPEALS TO THE ONTARIO MUNICIPAL BOARD  
REGIONAL MODIFICATIONS TO THE  
MARKHAM OFFICIAL PLAN 2014 (10.0)**  
[Staff Presentation](#) [Report](#) [Appendix A](#) [Appendix B](#) [Appendix C](#)

Valerie Burke disclosed an interest with respect to Item # 9, 2013 City of Markham Official Plan relating to 360 John Street, by nature of owning a family business in the Thornhill area, and did not take part in the discussion of or vote on the question of the approval of this matter.

Murray Boyce, Senior Policy Coordinator, gave a presentation to update the Committee on the 2013 City of Markham Official Plan Part 1, with respect to key modifications and deferrals made by Regional Council in approving the Plan and appeals to the Ontario Municipal Board.

The Committee consented to separate matters relating to 360 John Street.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the report entitled “2013 City of Markham Official Plan, Part I – York Region Notice of Decision and Appeals to the Ontario Municipal Board” dated January 13, 2015, be received; and,
- 2) That Council endorse the modifications and deferrals to the Council adopted Official Plan 2013 approved by York Region on June 12, 2014, as outlined in Appendix ‘A’ of the report entitled “2013 City of Markham Official Plan, Part I – York Region Notice of Decision and Appeals to the Ontario Municipal Board” dated January 13, 2015, **save and except matters relating to 360 John Street, Markham;** and,
- 1) That Council endorse the modifications and deferrals to the Council adopted Official Plan 2013 approved by York Region on June 12, 2014, as outlined in Appendix ‘A’ of the report entitled “2013 City of Markham Official Plan, Part I – York Region Notice of Decision and Appeals to the Ontario Municipal Board” dated January 13, 2015, **specifically matters relating to 360 John Street, Markham;** and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

Jim Robb, representing Friends of the Rouge Watershed, made a deputation and provided a handout outlining concerns regarding watershed management.

Moved by: Councillor Valerie Burke

Seconded by: Regional Councillor Joe Li

- 5) **That the deputation and submission by Jim Robb, representing Friends of the Rouge Watershed, regarding the 2013 City of Markham Official Plan be received and referred to staff.**

CARRIED

**10. NEW BUSINESS**  
**HIGHWAY 7 STREETSCAPE (5.10, 13.4)**

The Committee reviewed renderings of the approved and alternate streetscape cross-sections for Highway 7 between Warden Avenue and Sciberras Road. It was suggested that the transit right-of-way be utilized for on-street parking during off-peak hours. Staff was requested to review and report back on both these aspects, as soon as possible.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

That staff be directed to review the alternate streetscape and on-street parking during off-peak hours for Highway 7 between Warden Avenue and Sciberras Road, and report back to Development Services Committee.

CARRIED

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 12:42 PM.

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