



Development Services Committee Minutes

December 9, 2014, 9:00 AM to 12:00 NOON

Council Chamber

Meeting No. 1

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
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Lilli Duoba, Manager, Natural Heritage
Biju Karumanchery, Acting Director of Planning and Urban Design
Brian Lee, Deputy Director of Engineering
Ruth Rendon, Senior Planner, Natural Heritage
Richard Vandezande, Manager, Growth, Policy and Research
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Deputy Mayor Jack Heath in the Chair. Regional Councillor Jim Jones assumed the Chair following item No. 2.

Disclosure of Pecuniary Interest – None Declared

1. APPOINTMENT OF CHAIR AND VICE-CHAIR (10.0)

Deputy Mayor Jack Heath requested a motion to appoint a Chair for today's meeting.

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Karen Rea

That Regional Councillor Jim Jones be appointed as Chair, and Councillor Don Hamilton be appointed as Vice-Chair of the Development Services Committee for Tuesday, December 9, 2014.

CARRIED

**2. APPOINTMENT OF TRANSPORTATION ISSUES
CHAIR AND VICE-CHAIR (10.0)**

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Alan Ho

That Transportation Issues be Chaired by Regional Councillor Jim Jones with Councillor Don Hamilton as Vice-Chair for Tuesday, December 9, 2014.

CARRIED

**3. ONTARIO PROFESSIONAL PLANNERS INSTITUTE
WINNER OF EXCELLENCE IN PLANNING AWARD
FOR COMMUNITY PLANNING & DEVELOPMENT
STUDIES/REPORT, 2014
CITY OF MARKHAM BIRD FRIENDLY GUIDELINE (10.0)**

Jim Baird, Commissioner of Development Services introduced the Excellence in Planning Award for Community Planning & Development, presented to the City of Markham by the Ontario Professional Planners Institute, for Markham's Bird Friendly Guidelines. The Commissioner congratulated the three Policy Section Staff instrumental in achieving this prestigious award – Marg Wouters, Senior Manager, Policy & Research; Lilli Duoba, Manager, Natural Heritage; and Ruth Rendon, Senior Planner, Natural Heritage.

Lilli Duoba gave a brief presentation on the Bird Friendly Guideline initiative, championed by Councillor Valerie Burke and widely supported. The Committee agreed to formally receive the award at the next Council meeting.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the presentation by Jim Baird, Commissioner of Development Services regarding the Excellence In Planning Award for Community Planning & Development presented to the City of Markham by the Ontario Professional Planners Institute for Markham's Bird Friendly Guidelines, be received; and,

That congratulations be conveyed to Marg Wouters, Lilli Duoba, Ruth Rendon, and Councillor Valerie Burke for their achievement in winning this award; and

That City of Markham staff be commended for implementing the Bird Friendly Guidelines.

CARRIED

**4. YORK REGION TRANSIT (YRT/VIVA)
2015 ANNUAL SERVICE PLAN (5.14)**

Presentation

Adrian Kawun, Manager of Service Planning, York Region Transit (YRT/Viva) gave a presentation entitled “York Region Transit (YRT/Viva) 2015 Annual Service Plan”. The presentation outlined the YRT/Viva services; adjustment to the service by specific routes and time periods to respond to demonstrated levels of demand for service; transit system cycle; 2015 annual service plan, initiatives, and projects; customer service; AODA compliance; and next steps. Hard copies of the Plan were provided for public review.

Mr. Kawun responded to questions and comments from the Committee with respect to:

- A Park and Ride facility will be created at the Viva Enterprise station
- Seniors’ incentives such as a reduced rate or increased transfer times
- Viva is 100% accessible
- Determining the initiatives required and adjusting to the service levels warranted
- Potential fee increase
- Timing of an extension of Viva along Hwy 7 between Town Centre Blvd. and Kennedy Rd.
- Language barriers and reductions in service levels would impact the large number of the transit users who are seniors, immigrants, and employment-seekers. Information and consultation should be provided in different languages
- The marketplace does not seem to respond to fare rates. Following the transit strike, free service was offered with no significant increase
- Viva and other rapid transit components need to be expanded to create an efficient system
- Metrolinx is looking at a GTA-wide transit card and fare integration for cross-boundary travel. The Committee requested information on the full capabilities of the Presto Card
- The renderings of station buildings need to adhere to Bird Friendly Guidelines
- It was requested that YRT do a survey of the number of people walking south to the boundary line at Steeles Avenue to avoid the double fare
- York region and Toronto systems should be integrated across Steeles Avenue
- Discussions included the Hong Kong transit card system

Staff noted that today’s presentation is focused on service routes, and recommended a future work session on broader transit policies.

Peter Miasek made the following comments: he agreed with the comments that dedicated transit routes are necessary in order to be time-competitive; cost-recovery and service delivery is a difficult balance; fare integration is a complex but important issue which may require provincial funding; and, requested the Birchmount 17A route be extended up Villae Parkway to 16th Ave.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the deputation by Peter Miasek be received; and,
- 2) That the presentation provided by Adrian Kawun, Manager of Service Planning, York Region Transit (YRT/Viva) entitled "York Region Transit (YRT/Viva) 2015 Annual Service Plan" be received.

CARRIED

**5. PLANNING FOR THE FUTURE URBAN AREA
IN NORTH MARKHAM (10.0)**

[Presentation](#)

Jim Baird, Commissioner of Development Services introduced this matter.

Marg Wouters, Senior Manager, Policy and Research, presented an overview of the Growth Management Study, Markham's Growth Strategy, an update of the ROP/ROPA3 OMB Hearing, and the Vision for Markham to 2031.

Richard Vandezande, Manager, Growth Management and Secondary Plans, gave a presentation on the Official Plan requirements for the Future Urban Area with respect to studies and conceptual master plan. The Planning process was discussed, including a proposed Public Open House in January, 2015, consultation and public engagement, the study components, and approval timeframes.

Staff responded to comments and questions from the Committee with respect to:

- Providing transportation options and infrastructure, and use of phasing
- The importance of connections with current environmental features, i.e. Toogood Pond
- Ensuring there are components of a complete community, i.e. grocery stores
- The background and strategy of identifying the Future Urban Area
- Providing the "Big Picture" to current and potential residents
- Build-out population to 2031 and key development areas
- The feasibility of extending Donald Cousens Parkway to 19th Avenue
- Identification of rail lines and potential transit stations on the summary map

Staff was requested to provide information on the applications and build-out population figures associated with Langstaff, Buttonville, and Markham Centre. Reference was made to an earlier submission by the Unionville Ratepayers Association regarding rate of build out potentially exceeding projections.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Amanda Collucci

That the presentation provided by Marg Wouters, Senior Manager, Policy and Research and Richard Vandezande, Manager, Growth Management and Secondary Plans entitled "Planning for the Future Urban Area in north Markham" be received.

CARRIED

6. DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 18, 2014 (10.0)
[Minutes](#)

Moved by: Councillor Alan Ho
Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Committee meeting held November 18, 2014, be confirmed.

CARRIED

7. HERITAGE MARKHAM COMMITTEE MINUTES
- November 12, 2014 (16.11)
[Minutes](#)

Moved by: Councillor Alan Ho
Seconded by: Councillor Don Hamilton

That the minutes of the Heritage Markham Committee meeting held November 12, 2014, be received for information purposes.

CARRIED

8. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-October 16, 2014 (16.34)
[Minutes](#)

Moved by: Councillor Alan Ho
Seconded by: Councillor Don Hamilton

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held October 16, 2014, be received for information purposes.

CARRIED

9. **1891421 ONTARIO LTD.
C/O KYLEMORE COMMUNITIES
PRELIMINARY REPORT
PROPOSED ZONING BY-LAW AMENDMENT
APPLICATION TO PERMIT A RETAIL STORE
WITHIN UNITS 4 AND 5 OF AN EXISTING
MULTI-UNIT BUILDING AT 166 BULLOCK DRIVE
(FILE NO. ZA 14 108485) (10.5)**

[Report](#)

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the Preliminary Report, entitled, “Proposed Zoning By-law Amendment Application to permit a Retail Store within Units 4 and 5 of an existing Multi-unit building at 166 Bullock Drive, File No. ZA 14 108485”, be received.

CARRIED

10. **INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE ONTARIO HERITAGE ACT
NAME: FRANCIS PIKE HOUSE
ADDRESS: 7170 HIGHWAY 7 (16.11.3)**

[Report](#)

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That as recommended by Heritage Markham, the Francis Pike House at 7170 Highway 7 be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 2) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 3) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,

- 4) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. PRELIMINARY REPORT
8 STEELCASE HOLDING CORPORATION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO INCREASE THE
MAXIMUM GROSS FLOOR AREA PERMITTED FOR
A BUSINESS OFFICE USE, AT 8 STEELCASE ROAD WEST
FROM 1,755 M² TO 2,500 M²
FILE NOS: OP 14 108789 & ZA 14 108789 (10.3, 10.5)
[Report](#)**

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the report dated December 9, 2014 titled “PRELIMINARY REPORT, 8 Steelcase Holding Corporation, Official Plan and Zoning By-law Amendment applications to increase the maximum gross floor area permitted for a business office use, at 8 Steelcase Road West from 1,755 m² to 2,500 m² (File Nos. OP & ZA 14 108789)”, 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. REPORT ON INCOMING PLANNING
APPLICATIONS FOR THE PERIOD OF
SEPTEMBER 1, 2014 TO OCTOBER 31, 2014 (10.0)
[Report](#)**

Jim Baird, Commissioner of Development Services provided clarification on the Site Plan application for 100 Honda Boulevard. The Committee noted the potential acquisition of land with respect to another Site Plan application.

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of September 1, 2014 to October 31, 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

**13. PRELIMINARY REPORT
EP VICTORIA MANORS LTD.
10925 AND 10945 WOODBINE AVENUE
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION
FILE NO. ZA 14 136727 & SU 14 136727 (10.5, 10.7)
[Report](#)**

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the Staff report entitled “PRELIMINARY REPORT, EP Victoria Manors Ltd., 10925 and 10945 Woodbine Avenue Applications for Zoning By-law Amendment and Draft Plan of Subdivision File No’s. ZA 14 136727 & SU 14 136727” be received; and,
- 2) That a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. REQUEST TO CALL A PUBLIC MEETING
KING SQUARE LIMITED (PHASE 2)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A HOTEL
RESIDENTIAL AND COMMERCIAL USES
AT 9390 WOODBINE AVENUE
FILE NO.: PRE 14 129350
(ASSOCIATED FILE NO.'S: OP 10 116596 & ZA 10 116597) (10.3, 10.5)
[Memo](#)**

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the Staff memorandum entitled “Request to call a Public Meeting King Square Limited (Phase 2) Official Plan and Zoning By-law Amendment Applications to permit a hotel, residential and commercial uses at 9390 Woodbine Avenue File No.: PRE 14 129350” be received; and,
- 2) That authority to call a statutory Public Meeting, to consider pending applications by King Square Limited for Official Plan and Zoning By-law amendments to permit a hotel, residential and commercial uses at 9390 Woodbine Avenue, be delegated to the Director of Planning and Urban Design, or designate, once complete Official Plan and Zoning By-law Amendment applications have been submitted; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

CARRIED

**15. FUTURE URBAN AREA
CONCEPTUAL MASTER PLAN
PROCESS UPDATE (10.0)
[Report](#)**

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Colluci

- 1) That the report and presentation dated December 9, 2014, entitled “Future Urban Area - Conceptual Master Plan Process Update” be received; and,
- 2) That staff be authorized to hold an Open House in early 2015, to present information to the public on the initial phase of the north Markham Conceptual Master Plan studies; and,

- 3)** That the Regional Municipality of York be requested to review the role and function of the proposed Donald Cousens Parkway extension as part of the York Region Transportation Master Plan Update 2014; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on December 16, 2014 to add the following to the end of Clause 3:

"...including the benefits of the grid system - financial movement of traffic and pedestrians and impact to the environment;"

**16. MAIN STREET MARKHAM
HIGHWAY 407 TO HIGHWAY 7
PROJECT UPDATE / PURCHASE ORDER
INCREASE REQUEST (5.10)**
[Report](#)

Alan Brown, Director of Engineering, provided a project update and explained the required purchase order increase request. The Committee discussed the two pedestrian crossings and suggested revisiting the reversible lanes. Staff advised that the reversible lanes would be a very complex undertaking and that previous consultation indicated the residents did not support them.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “Main Street Markham – Highway 407 to Highway 7 – Project Update / Purchase Order Increase Request” be received; and,
- 2) That the Purchase Order PD 14175 issued to Dagmar Construction be increased in the amount of \$400,000 from \$11,979,719.40 to \$12,379,719.40, inclusive of HST, to cover the additional costs of the project, subject to receipt of the confirmed Memorandum of Understanding (MOU) from the Region of York whereby \$250,000 of this increase is to be funded by the Region; and,
- 3) That the 2014 Capital Budget 083-5350-14055-005 ‘Main Street Markham Highway 407 to Highway 7’ be increased in the amount of \$400,000, inclusive of HST to be funded from reimbursement from the Region of York for intersection improvements in the amount of \$250,000, inclusive of HST and from the Waterworks Reserve for the Watermain at Highway 7 in the amount of \$150,000, inclusive of HST; and,

- 4) That the final treatment of the crosswalks at Highway 7, 2 mid-block crosswalks, and James Scott Road/Princess Street as outlined in this report be endorsed; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. MUNICIPAL ROADS FOR
SOUTHEAST COMMUNITY CENTRE & PARK (5.10)**
[Report](#)

Alan Brown, Director of Engineering gave a brief description of the proposed roads for the Southeast Community Centre and Park. The Committee discussed the road network and the potential for a four-lane road.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “Municipal Roads for Southeast Community Centre & Park” dated December 9, 2014, be received; and,
- 2) That the extension of the Phase 2 municipal roads immediately south and east of the Park complex with a signalized intersection at 14th Avenue (see Attachment ‘A’) be approved; and,
- 3) That the Class Environmental Assessment study (EA) cost for Phase 1 and Phase 2 municipal roads, in the estimated amount of \$45,739.20 be approved and that approximately 55% be recovered when the adjacent lands are developed by Neamsby Investments Inc.; and,
- 4) That the design cost for Phase 1 and Phase 2 municipal roads in the estimated amount of \$267,000.00 be approved and that approximately 55% be recovered when the adjacent lands are developed by Neamsby Investments Inc. as outlined in the Council resolution dated June 17, 2013 (see Attachment ‘B’); and,
- 5) That the construction cost for Phase 1 and Phase 2 municipal roads, in the estimated amount of \$3,929,800.30 be approved and that approximately 55% is to be recovered when the adjacent lands are developed by Neamsby Investments Inc. as outlined in the Council resolution dated June 17, 2013 (see Attachment ‘B’); and,
- 6) That the EA and design cost for Phase 1 and Phase 2 municipal roads in the estimated amount of \$312,739.20 (\$45,739.20 + \$267,000.00) be upfront financed by the City from account number 083-5350-14050-005 “E/W Municipal Rd. South of 14th. Middlefield to 270m E”, which has a budget available of \$228,500.00; and,

- 7) That the shortfall amount of \$84,239.20 for EA and design and the construction cost of \$3,929,800.30 (total of \$4,014,039.50) is to be funded through a 2015 Capital budget submission, subject to Council approval; and,
- 8) That Council authorize the Mayor and Clerk to execute a construction agreement(s) with Neamsby Investments Inc. in a form satisfactory to the City Solicitor and the Chief Administrative Officer for the construction of the Phase 2 municipal road; and,
- 9) That the tendering process for Phase 2 be waived in accordance with Purchasing By-Law 2004-341, Part II, Section 7 Non Competitive Procurement, item 1 (g) which permits a non-competitive procurement process where it is in the City's best interest, for Neamsby Investments Inc. to award the project to consultants and a general contractor, provided it can be demonstrated to the satisfaction of the Director of Engineering that the overall cost to construct the municipal roads is competitive; and,
- 10) That the Engineering Department be authorized to provide contract administration services for the Phases 1 and 2 road construction if required by Director of Engineering subject to 2015 Engineering Department Capital budget approval in recommendation 7; and,
- 11) That The Region of York be requested to fund the signalization of the 14th Avenue and north/ south road intersection; and,
- 12) 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 11:54 PM.

Alternate formats for this document are available upon request.
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