



## Development Services Committee Minutes

November 18, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 18

---

### All Members of Council

#### Development Services

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

#### Economic Development

Chair: Councillor Carolina Moretti  
Vice-Chair: Councillor Alex Chiu

#### Transportation Issues

Chair: Regional Councillor Gord Landon  
Vice-Chair: Councillor Alan Ho

### Attendance

Regional Councillor Jim Jones  
Regional Councillor Gord Landon  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Carolina Moretti  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Jamie Bosomworth, Manager, Strategy and Innovation  
Alan Brown, Director of Engineering  
Catherine Conrad, City Solicitor  
Geoff Day, Senior Planner, Zoning & Special Projects  
Biju Karumanchery, Acting Director of Planning and  
Urban Design  
Richard Kendall, Manager, Central District  
Tim Moore, Director, Building Standards  
Tom Villella, Manager, Zoning and Special Projects  
Kitty Bavington, Council/Committee Coordinator

### Regrets:

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Councillor Colin Campbell  
Councillor Alan Ho

The Development Services Committee convened at the hour of 9:03 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

### **Disclosure of Pecuniary Interest**

Councillor Valerie Burke disclosed an interest with respect to item # 12, the Thornhill Revitalization Area Land Use Study, as she has a family owned business in the Thornhill area and did not take part in the discussion or vote on this matter.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- September 9, 2014**

**- September 16, 2014 (10.0)**

[Sept. 9](#) [Sept. 16](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held September 16, 2014, be confirmed.

CARRIED

**2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES**

**- September 9, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

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

CARRIED

**3. HERITAGE MARKHAM COMMITTEE MINUTES**

**- September 11, 2014**

**- October 8, 2014 (16.11)**

[Sept. 11](#) [Oct. 8](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

That the minutes of the Heritage Markham Committee meeting held September 11, 2014 and October 8, 2014, be received for information purposes.

CARRIED

**4. UNIONVILLE/MOBILITY HUB SUB-COMMITTEE MINUTES**  
**- September 16, 2014 (10.0)**  
[Sept. 16](#)

Moved by: Councillor Don Hamilton  
Seconded by: Councillor Logan Kanapathi

That the minutes of the Unionville/Mobility Hub Sub-Committee meeting held September 16, 2014, be received for information purposes.

CARRIED

**5. AGRICULTURAL ADVISORY**  
**COMMITTEE MINUTES**  
**- October 9, 2014 (16.34)**  
[Oct 9](#)

Moved by: Councillor Don Hamilton  
Seconded by: Councillor Logan Kanapathi

That the minutes of the Agricultural Advisory Committee meeting held October 9, 2014, be received for information purposes.

CARRIED

**6. MAIN STREET MARKHAM COMMITTEE MINUTES**  
**- June 18, 2014**  
**- September 17, 2014 (16.0)**  
[June 18](#) [Sept. 17](#)

Moved by: Councillor Don Hamilton  
Seconded by: Councillor Logan Kanapathi

That the minutes of the Main Street Markham Committee meeting held June 18, 2014 and September 17, 2014, be received for information purposes.

CARRIED

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

**-September 18, 2014 (16.34)**

[Minutes](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

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

CARRIED

**8. RECOMMENDATION REPORT PROCEDURAL BY-LAW FOR THE CITY OF MARKHAM COMMITTEE OF ADJUSTMENT PR 14 128493 (10.12)**

[Report](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated November 18, 2014 titled “Recommendation Report – Procedural By-law for the City of Markham Committee of Adjustment, PR 14 128493”, be received; and,
- 2) That a Procedural By-law for the Committee of Adjustment be endorsed for adoption by Council; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD OF JANUARY 1, 2014 TO AUGUST 31, 2014 (10.0)**

[Report](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

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

**10. 2014 THIRD QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14)**  
[Report](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the updated Street and Park Name Reserve List for the third quarter of 2014, attached as Appendix 'A' to the November 18, 2014 staff report titled '2014 Third 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

**11. PRELIMINARY REPORT  
1820266 ONTARIO INC. (TIMES GROUP INC.)  
4002/4022 HIGHWAY 7 (NORTH-EAST CORNER OF HIGHWAY 7  
AND VILLAGE PARKWAY)  
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENTS TO PERMIT A TOWNHOUSE DEVELOPMENT  
FILE NOS.: OP/ZA 14 117506 (10.3, 10.5)**  
[Report](#)

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the staff report dated November 18, 2014, titled "Preliminary Report, 1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development," 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. THORNHILL REVITALIZATION AREA  
LAND USE INTENSIFICATION STUDY  
TERMS OF REFERENCE  
FILE PR 14 126187 (10.0)**

[Report](#)

Councillor Valerie Burke disclosed an interest with respect to item # 12, the Thornhill Revitalization Area Land Use Study, as she has a family owned business in the Thornhill area and did not take part in the discussion or vote on this matter.

Jim Baird, Commissioner of Development Services gave an overview of the proposed study and discussed transit and funding issues. The draft terms of reference respond to the Council direction of June, 2014. The Committee discussed the chronology of studies performed for this area in the past several years, the additional expenditure for the proposed study, and the potential involvement of Metrolinx.

Alena Gotz provided comments and indicated that she is not opposed to the study being initiated. Ms. Gotz noted that a new residents' group is being formed. Ms. Gotz questioned the construction equipment on the Shinning Hill Homes Inc. site, and was advised that staff will follow up on this matter.

Moved by: Regional Councillor Gord Landon

Seconded by: Regional Councillor Joe Li

*\* See amended resolution below*

- 1) That the report titled "Thornhill Revitalization Area Land Use Intensification Study, Terms of Reference, File PR 14 126187" be received; and,
- 2) That the Terms of Reference attached as Appendix B to this report be endorsed as the basis for a 2015 Capital Budget submission and Request for Proposals for Consulting Services; and,
- 3) That funding for this project be considered under the 2015 Capital Budget process, with the funding source being Development Charges (Planning and Engineering Studies); and,
- 4) That staff and the selected consultant report to Development Services Committee regarding the Feasibility of the proposed GO Station/Mobility Hub, as a first phase of the study, before proceeding with the balance of the study; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

---

\*Amended by Council on November 25, 2014 to replace the recommendation in its entirety with the following:

"That the matter titled "Thornhill Revitalization Area Land Use Intensification Study, Terms of Reference, File PR 14 126187" be referred back to Development Services Committee to allow for further discussion with Metrolinx and community consultation."

**13. RECOMMENDATION REPORT  
KYLEMORE COMMUNITIES (VICTORIA SQUARE) LTD.  
10975 WOODBINE AVENUE  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION  
FILE NO. ZA 13 113916 & SU 13 113916 (10.5, 10.7)**  
[Report](#)

Jim Baird, Commissioner of Development Services provided a brief update on this proposal.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Logan Kanapathi

- 1) That the Staff report entitled “RECOMMENDATION REPORT, Kylemore Communities (Victoria Square) Ltd., 10975 Woodbine Avenue, Applications for Zoning By-law Amendment and Draft Plan of Subdivision, File No. 13 113916 & SU 13 113916” be received; and,
- 2) That the record of the Public Meeting held on April 1, 2014, relating to the applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval by Kylemore Communities (Victoria Square) Ltd., located on the east side of Woodbine Avenue, north of Elgin Mills Road, within the Highway 404 North Secondary Plan area, be received; and,
- 3) That Draft Plan of Subdivision 19TM-13002 prepared by J.D. Barnes Ltd, identified as Project Number 14.2027 dated October 29, 2014, be endorsed subject to conditions of draft plan approval set out in Appendix ‘C’ to this report; and,
- 4) That final approval of Draft Plan of Subdivision 19TM-13002 prepared by J.D. Barnes Ltd, identified as Project Number 14.2027 dated October 29, 2014, be delegated to Staff; and,
- 5) That servicing allocation for 147 units be granted to plan of subdivision 19TM-13002 from the total allocation for the Highway 404 North Secondary Plan area, assigned in accordance with the June 11, 2014 report on servicing allocation; and,
- 6) That the draft plan approval for plan of subdivision 19TM-13002 will lapse after a period of three years commencing on the date of issuance of draft plan approval, in the event that a subdivision agreement is not executed within that period; and,
- 7) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 8) That the Region of York be advised of the servicing allocation for this development; and,

- 9) That the draft amendments to Zoning By-laws 304-87 and 177-96 for the subject lands, attached to this report as Appendix ‘A’, be finalized and enacted; and further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. KYLEMORE VICTORIA SQUARE COMMUNITY DESIGN PLAN  
AND ARCHITECTURAL DESIGN GUIDELINES  
FILE NO. ZA 13 113916 & SU 13 113916 (10.0)  
[Report](#)**

Jim Baird, Commissioner of Development Services provided a brief update on this proposal.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

- 1) That the Development Services Commission Report dated November 18, 2014, entitled “Kylemore Victoria Square Community Design Plan and Architectural Design Guidelines” be received; and,
- 2) That the *Kylemore Communities (Victoria Square) Ltd. Neighbourhood Design Brief (Community Design Plan, “CDP”)*, attached to the November 18, 2014 report, prepared by John G. Williams Architect and Alexander Budrevics & Associates Limited Landscape Architects be approved in principle; and,
- 3) That the *Kylemore Communities (Victoria Square) Ltd. Architectural Design Guidelines (“ADG”)*, attached to the November 18, 2014 report, prepared by John G. Williams Architect be approved in principle; and,
- 4) That all development applications within the Kylemore Communities Victoria Square Community be reviewed to ensure compliance with the *CDP* and *ADG*; and,
- 5) That the Director of Planning be authorized to approve any future required revisions to the *CDP* and *ADG*; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. DEVELOPMENT FEE AND BUILDING  
FEE BY-LAWS UPDATE (2015) (10.0)**

[Report](#)

Jim Baird, Commissioner of Development Services, provided a brief update on this proposal. The increase in the Building Fee By-law will require a Public Meeting, scheduled for December, 2014, and the Planning and Engineering fee adjustments will also be discussed. The proposal will be circulated to the Developers Roundtable and to BILD.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Howard Shore

- 1) That the Report titled “Development Fee and Building Fee By-laws Update (2015)”, dated November 18, 2014 be received, and,
- 2) That the proposed amendments be referred to the Development Services Committee Public Meeting to be held on December 9, 2014, and,
- 3) That staff report back in 2015 with an update to the City’s Fee Model to ensure appropriate fees are being collected to reasonably reflect anticipated costs associated with staff review and processing of development applications, and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. NOTABLE CHANGES TO THE ONTARIO BUILDING CODE IN 2015:  
USE OF WOOD IN MID-RISE BUILDINGS,  
AND INCREASED REQUIREMENTS FOR BARRIER-FREE  
ACCESSIBILITY (10.13)**

[Report](#)

Tim Moore, Chief Building Official, explained the two significant recent changes to the Building Code, to take effect in January, 2015.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the Report titled “Notable changes to the Ontario Building Code In 2015: Use of wood in mid-rise buildings and increased requirements for barrier free accessibility” dated November 18, 2015, be received for information; and,
- 2) That Staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**17. IN-CAMERA MATTERS (10.0, 8.0 & 8.6)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

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  
- June 24, 2014 and September 16, 2014 (10.0)  
[Section 239 (2) (e)(e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (WARD 3) (8.0)  
[Section 239 (2) (e)]
- (3) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 8) (8.6)  
[Section 239 (2) (c)]

CARRIED

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Logan Kanapathi

That the Development Services Committee rise from the in-camera session at 10:04 AM.

CARRIED

Commissioner Jim Baird, on behalf of the Development Services Commission, thanked the Committee for its leadership and support of staff during the past term. The Committee expressed appreciation to staff.

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 10:04 PM.

**Alternate formats for this document are available upon request.**

