



Development Services Committee Minutes

September 9, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 16

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

Deputy Mayor Jack Heath
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 Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Ronji Borooah, City Architect
Catherine Conrad, City Solicitor
George Duncan, Senior Heritage Planner
Anna Henriques, Senior Planner
Regan Hutcheson, Manager, Heritage Planning
Rino Mostacci, Director of Planning and Urban Design
Graham Seaman, Senior Manager, Sustainability Office
Tom Villella, Senior Project Coordinator
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:10 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
- June 24, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Committee meeting held June 24, 2014, be confirmed.

CARRIED

**2. HERITAGE MARKHAM COMMITTEE MINUTES
- July 9, 2014
- August 13, 2014 (16.11)**

[July 9](#) [Aug 13](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Heritage Markham Committee meeting held July 9, 2014 and August 13, 2014, be received for information purposes.

CARRIED

**3. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
-May 22, 2014 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held May 22, 2014, be received for information purposes.

CARRIED

**4. UNIONVILLE/MOBILITY HUB SUB-COMMITTEE MINUTES
- July 21, 2014 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Unionville/Mobility Hub Sub-Committee meeting held July 21, 2014, be received for information purposes.

CARRIED

**5. INFORMATION REPORT
LINDVEST PROPERTIES (CORNELL) LIMITED
OFFICIAL PLAN AMENDMENT APPLICATION TO
RE-DESIGNATE LANDS IN CORNELL CENTRE FROM
EMPLOYMENT TO RESIDENTIAL, AND TO ADJUST
OPEN SPACE, ENVIRONMENTAL PROTECTION AREA
AND RESIDENTIAL DESIGNATIONS
(FILE NUMBERS: OP 12 132870) (10.3)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report entitled “INFORMATION REPORT, Lindvest Properties (Cornell) Limited, Official Plan amendment application to re-designate lands in Cornell Centre from Employment to Residential, and to adjust Open Space, Environmental Protection Area and Residential Designations, File OP 12 132870” be received as background to the Public Meeting scheduled for the evening of September 9, 2014.

CARRIED

**6. PRELIMINARY REPORT
DAVINDER RANDHAWA
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN AND
ZONING BY-LAW AMENDMENTS TO PERMIT
EIGHT SINGLE-DETACHED LOTS ON THE NORTH SIDE
OF 14TH AVENUE, WEST OF MCCOWAN ROAD
5072 14TH AVENUE
(FILE NOS: OP, ZA & SU 14 104926) (10.7, 10.4 & 10.5)
[Report](#)**

Staff advised that this is a preliminary report to call a statutory Public Meeting. The Ward Councillor requested further information and an opportunity to hold a community meeting.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report titled “PRELIMINARY REPORT, Davinder Randhawa, Applications for Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law Amendments to permit eight single-detached lots on the north side of 14th Avenue, west of McCowan Road, 5072 14th Avenue, File Nos. OP, ZA & SU 14 104926” 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

**7. HERITAGE PERMIT APPLICATION HE 14 119143
VINYL SIDING AND ALUMINUM CLADDING
188 MAIN STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That as recommended by Heritage Markham, Council refuse the Heritage Permit application for vinyl siding and aluminum cladding on the heritage building at 188 Main Street Unionville, as it is contrary to the policies and guidelines of the Unionville Heritage Conservation District Plan; and,

- 2) That the owner be required to remove the vinyl siding and aluminum cladding that was installed without a permit, and restore the exterior siding and trim to its previous condition, with wood clapboard and trim; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION
BY SHELL CANADA LIMITED C/O 2283288 ONTARIO LIMITED
TO ADD ADDITIONAL USES AT 8510 WOODBINE AVENUE
(ZA 14 114185) (10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report dated September 9, 2014, entitled “Preliminary Report, Zoning By-law Amendment application by Shell Canada Limited c/o 2283288 Ontario Limited to add additional uses at 8510 Woodbine Avenue”, be received; and,
2. That a Public Meeting be held to consider the application for Zoning By-law Amendment to add additional uses at 8510 Woodbine Avenue; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. INFORMATION REPORT
UPDATE ON MARKHAM’S NEW COMPREHENSIVE
ZONING BY-LAW PROJECT (10.5)
(PR 13 128340) (10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report entitled, “INFORMATION REPORT: Update on Markham’s New Comprehensive Zoning By-law Project” dated September 9, 2014, be received.

CARRIED

**10. ZONING BY-LAW AMENDMENTS TO REVISE
THE PUBLIC USE PROVISIONS OF THE ZONING BY-LAWS
APPLYING TO THE LANDS WITHIN THE
MARKHAM CENTRE COMMUNITY
(FILE NO. ZA 14 128597) (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the staff report dated September 9, 2014 titled “Zoning by-law amendments to revise the public use provisions of the zoning by-laws applying to the lands within the Markham Centre community,” be received.

CARRIED

11. MARKHAM DESIGN REVIEW PANEL PILOT PROJECT (10.0)
[Presentation](#) [Report](#)

Jim Baird, Commissioner of Development Services introduced this matter.

Ronji Borooah, City Architect, gave a summary of the proposed pilot project and reviewed previous discussions, the stakeholder consultation that has already occurred, and the ongoing involvement of Council in design decisions. Cliff Korman of Kirkor Architects, consultant, responded to questions from the Committee on the benefits and the composition of a Design Review Panel. Various Advisory Committees such as the Public Realm and Accessibility, including the Design Review Panel in an advisory capacity, will provide input to the applications during the development approvals process.

The Committee discussed the challenges in persuading developers to accept progressive designs.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Don Hamilton

- 1) That the September 9, 2014 report entitled “Markham Design Review Panel Pilot Project” be received; and,
- 2) That the City of Markham undertake a Pilot Project to implement a Design Review Panel for a period of 2 years, addressing higher density development (mid-rise and high-rise) in key locations in Regional Centres, Key Development Areas, Local Centres and Corridors, and including higher density development that may be identified in other locations by the City; and,
- 3) That Council authorize a maximum annual budget of \$10,000 (for each of the two years of the Pilot Project) to be included in the Planning and Urban Design Department 2015 (&2016) Operating Budget for the Design Review Panel, to be funded from development application fees; and,

- 4) That, at the conclusion of the first and second year of the Pilot Project, Staff evaluate the outcome of the project, and provide an interim status report, and a final report, respectively, on its conclusions and recommendations to this Committee; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

12. ROUGE NATIONAL URBAN PARK MANAGEMENT PLAN (6.0)

[StaffPresentation](#) [ParksCanadaPresentation](#)
[Report](#) [App A](#) [App B](#) [App C](#) [App D](#) [App E](#)
[JRobbSubmissions](#)

Marg Wouters, Senior Manager, Projects & Research, gave a presentation on the staff report regarding the Rouge National Urban Park Management Plan, outlining the background for this project and displaying a map of the 5,000 ha park. Parks Canada is now actively engaged in a public consultation plan.

The portion in Markham will be 3,428 ha (68% of the total park) and includes a land transfer from the City of Markham of approximately 115 ha or 2.3% of the total park. Park access and welcome centres were identified. Staff discussed the status of the land transfers with respect to the MOU and Council's authorization.

Pam Veinotte and Louis Lavoie of Parks Canada were in attendance and gave a presentation on the accomplishments to date and the cooperative efforts of the stakeholders. The Park will provide a protected area with national profile and designation for Markham. The Management Plan highlights were reviewed with respect to governance, provision of services, recreational opportunities, trails, preservation of the hamlets, built heritage, and agriculture, and sustainability.

Ms. Veinotte responded to questions from the Committee regarding the use of existing buildings in the Park, protection of wildlife and wildlife corridors, welcome centres at the south end, educational programs, and public transportation to the Park.

Jim Robb, representing Friends of the Rouge, thanked Markham for its work on the Rouge North Watershed Plan, and discussed improvements that he considers necessary for the RNUP with respect to: protection of ecological standards; prioritizing ecological integrity; creating a forest corridor; and the inclusion of additional existing Rouge Park and Greenbelt lands in the study area.

Staff responded to questions from the Committee regarding Mr. Robb's presentation including the concerns raised recently by a provincial Minister. Ms. Veinotte advised that Parks Canada is complying with the terms of their agreement with the Province. The Committee considered that more investigation on ecological integrity issues may be necessary.

Deputy Mayor Jack Heath identified the new park as the “people’s park” and discussed many aspects and details of the park and the Management Plan, suggesting that Markham’s Rouge Park Implementation Task Force or a similar committee participate in some capacity for the implementation and management of the Park.

Members of the Committee thanked Mr. Robb for his stewardship and assistance, and supported his recommendation to expand the study area. It was suggested that an interim advisory committee be formed, to ensure Markham is kept informed.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Carolina Moretti

- 1) **That the deputation and written submissions by Jim Robb, representing Friends of the Rouge, regarding the Rouge National Urban Park Management Plan, be received; and,**
- 2) That the staff report entitled ‘Rouge National Urban Park Management Plan’ dated September 9, 2014 be received; and,
- 3) That Council congratulate Parks Canada and the Federal Government on the progress made to date in establishing the new Rouge National Urban Park within Markham and working with Markham Council to address park matters; and,
- 4) That the staff report and recommendations be forwarded to Parks Canada as input into the Rouge National Urban Park Management Plan; and,
- 5) That in addition to the general comments provided for in this report, Council request Parks Canada to provide greater detail and clarity in the Rouge National Urban Park Management Plan with respect to approval processes, implementation and consultation with municipalities regarding the major components of park infrastructure including the trails plan and development of the Markham Welcome Centres, and residential leasing arrangements for built heritage resources; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. RECOMMENDATION REPORT
FOREST BAY HOMES LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION 19TM-14004
AND ZONING BY-LAW AMENDMENT
359 ELSON STREET
(FILE NUMBERS: SU 14 - 133398 AND ZA 14 - 133398) (10.7, 10.5)
[Report](#) [Appendix A](#) [Appendix B](#)**

The Committee discussed issues relating to widened driveways and the provision of sufficient parking space. Staff advised that the developer will be providing land for the adjacent cricket pitch.

The Ward Councillor thanked the applicant and staff for working to provide a satisfactory proposal.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the report dated September 9, 2014, entitled “Recommendation Report, Forest Bay Homes Ltd., Applications for Draft Plan of Subdivision 19TM-14004 and Zoning By-law Amendment, 359 Elson Street, File Numbers SU 14 – 133398 and ZA 14 – 133398”, be received; and,
- 2) That the record of the Public Meeting held on June 17, 2014, regarding the applications for approval of Draft Plan of Subdivision and implementing Zoning By-law be received; and,
- 3) That draft plan of subdivision 19TM-14004 submitted by Forest Bay Homes Ltd., be draft approved subject to the conditions outlined in Appendix ‘A’; and,
- 4) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft approval, subject to the conditions set out in Appendix ‘A’ as may be amended by the Director of Planning and Urban Design; and,
- 5) That the application submitted by Forest Bay Homes Ltd. to amend Zoning By-law 90-81, as amended, be approved and the draft by-law attached as Appendix ‘B’ be finalized and enacted without further notice; and,
- 6) That the draft plan approval for plan of subdivision 19TM-14004 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

14. NEW BUSINESS

CATHEDRALTOWN COMMUNITY AND KING DAVID INC.

(10.3, 10.5, 10.7)

The Committee was provided with an update on the progress of discussions with the community and the applicant in resolving outstanding issues in the Cathedraltown Community. Staff advised that the applications by King David Inc. have been appealed to the OMB by the applicant.

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:22 AM.

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