



Development Services Committee Minutes

June 17, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 14

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

Mayor Frank Scarpitti
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

Andy Taylor, Chief Administrative Officer
Brenda Librecz, Commissioner of Community & Fire Services
Morteza Behrooz, Project Manager, Parks Development
Ron Blake, Manager, West District
David Blizzard, Public Education Officer
Ronji Borooh, City Architect
Alan Brown, Director of Engineering
Rick Cefaratti, Planner II
Catherine Conrad, City Solicitor
Geoff Day, Senior Planner
Dave Decker, Deputy Fire Chief
Alex Freeman, Public Education Officer
Teema Kanji, Senior Project Coordinator
Biju Karumanchery, Senior Development Manager
Rino Mostacci, Director of Planning and Urban Design
Bill Snowball, Fire Chief
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:03 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation items, Nos. 18 and 19.

The Committee recessed from 1:10 PM to 2:05 PM.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 4, Thornhill Area Revitalization Working Group Minutes by nature of having a family owned business in the Thornhill area, and did not take part in the discussion or vote on this matter.

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 13, Shining Hill Developments, by nature of having a family owned business in the Thornhill area, and did not take part in the discussion or vote on this matter.

1. MARKHAM FIRE & EMERGENCY SERVICES CADET PROGRAM (12.2.6)

The Markham Fire & Emergency Services CADET Program has focused its public education efforts on meeting the needs of our very diverse community. One of the areas of diversity that often gets forgotten are those with developmental delays. This program was created to give individuals who would not be able to be hired as a firefighter the chance to experience all aspects and roles within the fire service. This is the 3rd year of the Cadet Program.

Mayor Frank Scarpitti, Commissioner of Community & Fire Services, Brenda Librecz and Fire Chief, Bill Snowball presented plaques to the following recipients:

Koko Krikorian
Evelyn Lee
Jade Edwards

2. DEVELOPMENT SERVICES COMMITTEE MINUTES - June 10, 2014 (10.0) [Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held June 10, 2014, be confirmed.

CARRIED

**3. PUBLIC WORK SESSION MINUTES
TELECOMMUNICATION FACILITIES IN MARKHAM
- May 20, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Public Work Session - Telecommunication Facilities in Markham meeting held May 20, 2014, be received for information purposes.

CARRIED

**4. THORNHILL AREA REVITALIZATION
WORKING GROUP MINUTES
June 9, 2014 (10.0)**

[Minutes](#)

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 4, Thornhill Area Revitalization Working Group Minutes by nature of having a family owned business in the Thornhill area, and did not take part in the discussion or vote on this matter.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Thornhill Area Revitalization Working Group meeting held on June 9, 2014, be received for information purposes.

CARRIED

**5. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- April 17, 2014 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 17, 2014, be received for information purposes.

CARRIED

**6. 2014 SECOND QUARTER UPDATE
OF THE STREET AND PARK NAME RESERVE LIST (10.14)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the updated Street and Park Name Reserve List for the second quarter of 2014, attached as Appendix 'A' to the June 17, 2014 staff report titled '2014 Second Quarter Update of the Street and Park Name Reserve List', be received; and,
- 2) That Development Services Committee approve the revised Street and Park Name Reserve List that is attached as Appendix 'A' to this report.

CARRIED

**7. INFORMATION REPORT
AURIGA DEVELOPMENTS INC.
PLAN OF SUBDIVISION (19TM-14003)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS
TO PERMIT A RESIDENTIAL DEVELOPMENT
AT THE NORTHWEST CORNER OF HIGHWAY 7
AND DONALD COUSENS PARKWAY, CORNELL COMMUNITY
FILE NOS. OP/ZA/SU 14 109647 (10.7, 10.3 & 10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the report dated June 17, 2014, entitled "INFORMATION REPORT, Auriga Developments Inc., Plan of Subdivision (19TM-14003), Official Plan and Zoning By-law amendment applications to permit a residential development at the northwest corner of Highway 7 and Donald Cousens Parkway, Cornell Community, File Nos. OP/ZA/SU 14 109647" be received as background to the public meeting scheduled for the evening of June 17, 2014.

CARRIED

**8. PRELIMINARY REPORT
FOREST BAY HOMES LTD.
APPLICATIONS FOR REZONING AND
DRAFT PLAN OF SUBDIVISION TO PERMIT
37 SINGLE FAMILY HOMES AT 359 ELSON STREET
FILE NOS: SU/ZA 14 133398 (10.5, 10.7)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated June 17th, 201, titled, “Preliminary Report, Forest Bay Homes Ltd., Applications for rezoning and draft plan of subdivision to permit 37 single family homes at 359 Elson Street, Files Nos: SU/ZA 14 133398”, be received, as background to the statutory Public Meeting scheduled for the evening of June 17th, 2014; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. LINDVEST PROPERTIES (CORNELL) LIMITED
APPLICATION TO AMEND THE OFFICIAL PLAN
TO REDESIGNATE LANDS FROM EMPLOYMENT
TO RESIDENTIAL, AND TO ADJUST OPEN SPACE,
ENVIRONMENTAL PROTECTION AREA,
AND RESIDENTIAL DESIGNATIONS
OP 12 1322870 (10.3)
[Memo](#)**

The Ward Councillor requested the Public Meeting be targeted for September 9, 2014.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Gord Landon

- 1) That the Memorandum dated June 17, 2014 entitled “Lindvest Properties (Cornell) Limited Application to Amend the Official Plan to Redesignate Lands from Employment to Residential, and to Adjust Open Space, Environmental Protection Area, and Residential Designations OP 12 1322870” be received; and,
- 2) That staff be authorized to schedule a Public Meeting **on September 9, 2014** to consider the Official Plan application (OP 12 1322870); and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

10. INFORMATION REPORT

**APPLICATION BY LINDVEST PROPERTIES (CORNELL) LIMITED
TO PERMIT A RETAIL COMMERCIAL CENTRE AT THE
SOUTHEAST CORNER OF HIGHWAY 7 AND BUR OAK AVENUE
IN CORNELL CENTRE**

FILE NUMBERS: OP/ZA/SC 13 126638 (10.6, 10.3, 10.5)

[Report](#)

Patricia Foran of Aird & Berlis, and Tony Volpentesta of Bousfields Inc., representing Lindvest Properties, gave a presentation to explain the status of the commercial retail block in Cornell Centre. They reviewed a revised site plan and the proposed technical amendments to the Official Plan and Zoning By-law to facilitate the mixed-use proposal. The applicant supports the staff recommendation in general; however, Ms. Foran requested that Clause 3 be deleted with respect to the public road, as they would prefer the road remain private, and that items 1(g), TRCA clearance letter; and 2(c), buffer for woodlot, be deleted from the conditions in Appendix A.

In response to questions from the Committee, the presenters identified the parking areas for the big block retail site. Discussions included the woodlot buffer, TRCA approvals, wildlife corridor, water run-off to the wetlands, sustainability measures, provision of open space, and the future Viva Transit Terminal. Ms. Foran confirmed that the entire project will be built simultaneously, but the approvals are being phased, and that if the transit terminal does not proceed, the lands would be developed with retail uses. As this is a key site, the Committee directed that the applicant ensure a “front door” presence along Highway 7.

Staff advised that this report provides background information for the Public Meeting scheduled for this evening and also recommends that site plan approval of the proposed commercial retail centre be delegated to staff.

Discussions involved TRCA approvals that have been previously given, and the current approval requirement for revisions to the plan. Committee did not agree to the removal of this condition, as it is a standard condition of planning approval. The Committee considered putting a time limit on the TRCA response and if a response was not received by June 30, 2014, the Mayor would initiate a meeting with the applicant, TRCA and staff to resolve the issues.

With respect to Clause 3, the Committee directed that the Official Plan Amendment include provisions to secure a public east/west road through the site at the time these lands are redeveloped in the future. Staff advised of requirements for traffic signals at both ends of the road, and a road base that meets the City’s standards, and will work with the applicant in this regard.

The Committee agreed to approve the site plan application in principle, with a final review and approval by Development Services Committee at a later date.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Gord Landon

- 1) That the staff report dated June 17, 2014, entitled “Information Report, Application by Lindvest Properties (Cornell) Limited to permit a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue in Cornell Centre, File Numbers: OP/ZA/SC 13-126638” be received as background to the public meeting scheduled for the evening of June 17, 2014; and,
- 2) That the site plan application (SC 13 126638) submitted by Lindvest Properties (Cornell) Limited to permit a commercial retail centre on the south side of Highway 7, east of Bur Oak Avenue be endorsed in principle, **and be brought back to Development Services Committee for final approval** when the conditions outlined in Appendix ‘A’ have been resolved, to the satisfaction of the City; and,
- 3) That City staff work with Lindvest Properties (Cornell) Limited to provide a public east/west road **within the property boundary at the time the lands (Block 4, 19TM-06012) are redeveloped in the long term**; and,
- 4) **That if a response is not received from TRCA by June 30, 2014 with respect to Appendix A item 1(g), the Mayor undertakes to convene a meeting with the TRCA, the applicant, and City staff to resolve the issue; and further,**
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

11. CORNELL CENTRE SECONDARY PLAN REVIEW (10.4)

Report

Rino Mostacci, Director of Planning and Urban Design introduced this item and provided an update.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled “Cornell Centre Secondary Plan Review” dated June 17, 2014 be received; and,
- 2) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. APPLICATION BY TURRIS SITES INC.
(CARRIER WIND MOBILE) TO PERMIT A
40 METRE HIGH SHROUDED MONOPOLE STYLE
TELECOMMUNICATIONS TOWER WITHIN A
100 M² FENCED COMPOUND AT 9400 KENNEDY ROAD
FILE #: SC 12 126925 001 (10.6)
[Report](#)**

Rino Mostacci, Director of Planning and Urban Design, advised that this application had been deferred until after the telecommunication tower work session, and is now being brought forward.

The Committee discussed Safety Code 6 and the concerns of the residents with respect to this location in proximity to residential and public uses. The Committee suggested that it would be beneficial to the City and avoid future conflicts, if an agreement could be reached with the carriers to avoid sensitive areas.

The Mayor was requested to write a letter of non-concurrence to Industry Canada, outlining the reasons for the decision.

Moved by: Councillor Howard Shore
Seconded by: Councillor Don Hamilton

- 1) That the Staff memorandum regarding an application by Turris Site Inc., to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road, be received; and,
- 2) That the application for site plan approval **not** be endorsed; and,
- 3) **That Mayor Frank Scarpitti write to Industry Canada on behalf of Council, advising of the City of Markham's non-concurrence, and include reasons for the decision; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. SHINING HILL HOMES INC.
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 360 JOHN STREET
FILE NOS. OP 13 108797 & ZA 13 108797 (10.3, 10.5)
[Report](#)**

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 13, Shining Hill Developments, by nature of having a family owned business in the Thornhill area, and did not take part in the discussion or vote on this matter.

Rino Mostacci, Director of Planning and Urban Design, provided background information on this proposal for the former Canac Kitchens site, and reviewed previous Council directions on this matter. If endorsed by Council, it will go to the Region for approval.

Susan Eaton, representing the businesses in the area, had questions regarding the relationship of this application and the detailed study recently endorsed by Council, with respect to coordinating road patterns, compatible density, transit options, and other issues. Staff discussed the broad study and work program, and the framework of the Official Plan, and advised that new initiatives would be processed separately. The Committee discussed the potential impact of the study on industrial uses.

Robert Mintzberg, property owner adjacent to the subject site, and representing his neighbours as well, referred to the blocks to be conveyed to abutting property owners and requested that the City ensure this buffer is conveyed by adding it as a condition to the Hold provision. The City Solicitor advised that the condition would be appropriate.

Willem Tiemersma spoke of his concerns that a buffer zone is needed between residential and business uses, and of safety issues at the John Street intersection. Mr. Tiemersma suggested that the public is not being provided with sufficient information.

Brian Magee read a letter from Granit Real Estate, with concerns regarding land disputes arising from existing businesses and surrounding residences, and suggesting that this proposal is contrary to recent Council endorsement of an area study. The Committee provided clarification that the Canac site is included in study area.

Sam Balsamo, representing the applicant, Condor Properties, discussed the transparency of the Shining Hill application, the lengthy process to date, and the need for a transition buffer. Mr. Balsamo responded to concerns raised and advised that housing and road patterns would be compatible to the neighbourhood and suggested this proposal will be a catalyst for overall redevelopment. The applicant supports the staff recommendations.

The Committee directed the applicant to ensure purchasers are made aware of nearby industrial uses and noise, and Mr. Balsamo agreed to add the provision of warning clauses as a condition.

Moved by: Councillor Howard Shore

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputations by Susan Eaton, Robert Mintzberg, Willem Tiemersma, and Brian Magee regarding applications by Shining Hill Homes Inc., be received; and,**
- 2) That the report titled “Shining Hill Homes Inc., Official Plan & Zoning By-law Amendment applications to permit a townhouse development at 360 John Street, File Nos. OP 13 108797 & ZA 13 108797,” dated June 17, 2014 be received; and,
- 3) That the applications submitted by Shining Hill Homes Inc., to amend the in force Official Plan (Revised 1987), as amended, the Council adopted Official Plan (2013) and Zoning By-law 177-96, as amended, to permit a townhouse development at 360 John Street be approved; and,
- 4) That the proposed amendment to the Official Plan (Revised 1987), as amended, attached as Appendix ‘A’ , and a corresponding amendment to the Council adopted Official Plan (2013) be finalized by Staff and forwarded to Council for adoption and to York Region for approval; and,
- 5) That the proposed amendment to Zoning By-law 177-96, as amended, attached as Appendix ‘B’, be enacted without further notice after either the proposed amendment to the Official Plan (Revised 1987), as amended, or the Council adopted Official Plan (2013) is approved by York Region and comes into effect; and,
- 6) **That the zoning by-law include:**
 - a) **Hold provisions addressing the conveyance of buffer lands to the abutting property owners, to be removed when the City Solicitor is satisfied that the conveyance has been completed;**
 - b) **A condition that the applicant will include a warning clause in agreements of Purchase and Sale advising purchasers of nearby industrial uses and noise; and further,**
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. APPLICATION BY FONTUR INTERNATIONAL INC.
TO PERMIT A BELL CANADA MONOPOLE TELECOMMUNICATION
TOWER AND ASSOCIATED EQUIPMENT COMPOUND AT
9255 WOODBINE AVENUE
FILE NO. SC 13 110509 (10.6)**
[Report](#)

Rino Mostacci, Director of Planning and Urban Design, advised that the application had been deferred until after the telecommunication tower work session, and is now being brought forward.

The Ward Councillor reported that the residents do not support the application for a telecommunication tower at this location.

James Kennedy of Bell, representing Fontur International Inc., discussed the location of the proposed tower.

Moved by: Councillor Alan Ho

Seconded by: Councillor Howard Shore

- 1) That the Staff memorandum dated June 17, 2014, regarding an application by Fontur International Inc. to permit a Bell Canada Monopole Telecommunication Tower and associated equipment compound at 9255 Woodbine Avenue”, be received; and,
- 2) That the Site Plan application **not** be endorsed; and,
- 3) **That Mayor Frank Scarpitti write to Industry Canada on behalf of Council, advising of the City of Markham’s non-concurrence, and include reasons for the decision; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. PRELIMINARY REPORT
2391004 ONTARIO LTD. (BELLPORT HOMES)
ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION
TO PERMIT THE DEVELOPMENT OF 3 SINGLE DETACHED
AND 35 TOWNHOUSE DWELLINGS
AT 6845 - 6853, 6869 AND 6889 14TH AVENUE
FILES: ZA 14 137887 & SU 14 137887 (10.5, 10.7)
[Report](#)**

Sarah Baldwin of Larkin+, representing the applicant, 2391004 Ontario Ltd. (Bellport Homes), requested deferral of the report based on comments received in the preliminary report. Ms. Baldwin suggested the applicant may be ready to proceed by September, 2014.

Amber Burke, Director of the Box Grove Community Association, spoke in objection to the extension of Barter Street, due to concerns for safety and the preservation of a quiet neighbourhood. Ms. Burke suggested single-family homes are more compatible with the existing area than the proposed townhouses. Ms. Burke provided a written copy of her statement.

Moved by: Councillor L. Kanapathi
Seconded by: Deputy Mayor J. Heath

- 1) **That the deputation and written submission by Sarah Baldwin of Larkin+, representing 2391004 Ontario Ltd. (Bellport Homes); and the deputation and written submission by Amber Burke, Director of the Box Grove Community Association, be received; and,**
- 2) That the report titled “PRELIMINARY REPORT, 2391004 Ontario Ltd. (Bellport Homes), Zoning Amendment and Draft Plan of Subdivision to permit the development of 3 single detached and 35 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, Files: ZA 14 137887 & SU 14 137887,” dated June 17, 2014 **be deferred.**

CARRIED

**16. ALTERATIONS TO PROPERTY
7703 KENNEDY ROAD
VIOLETTA FITZSIMMONS AND VERA BELCHEVSKI (16.11)
[Report](#)**

Staff responded to questions from the Committee and confirmed that the residents of 7703 Kennedy Road are in support of the proposal.

Moved by: Regional Councillor Gord Landon
Seconded by: Councillor Colin Campbell

- 1) That the report titled “Alterations to Property, 7703 Kennedy Road, Violetta Fitzsimmons and Vera Belchevski”, dated June 17, 2014 be received; and,

- 2) That the recommendation from the Heritage Markham Committee be received; and,
- 3) That the Mayor and Clerk be authorized to enter into an agreement with the property owners, to the satisfaction of the City Solicitor, based on the owners' proposal and any additional conditions required by City staff; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. MARKHAM VILLAGE 'LIBRARY SQUARE'
AND MORGAN PARK MASTER PLANS (6.3)**

[Presentation](#) [Report](#)

Morteza Behrooz, Project Manager, Park Development, gave a presentation on the Markham Village 'Library Square' and Morgan Park Master Plans. Mr. Behrooz reviewed the mandates and achievements of the two working group that were established to create park concept plans for public consultation, and displayed the locations and details of the proposed master plans. Estimated costs and funding sources were discussed.

The Committee discussed the provision of baseball diamonds and recreational facilities, and questioned the location of the shelter and parking lot in Morgan Park, and also noted that the mature trees along the road at the north end are in decline. Staff advised that the condition of the existing pool at Morgan Park will be assessed.

The Committee talked about the re-development of a cenotaph at Library Square for dedication at the 2017 Centennial, as well as the space for ceremonial events. Caution was noted that tree planting not block the view of the ceremonial space from the windows in the library.

Karen Rea supported the comments and suggestions made by members of the Committee, and appreciated further opportunity for public input, noting that decisions on the inclusion of a baseball diamond and other features have yet to be made.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) **That the deputation by Karen Rea, regarding the Markham Village 'Library Square' and Morgan Park Master Plans, be received; and,**
- 2) That the staff presentation titled "Markham Village 'Library Square' and Morgan Park Master Plans" be received; and,
- 3) That the documents titled "Markham Village Library Square Master Plan" and "Morgan Park Master Plan" as attached herein, be endorsed in principle; and,

- 4) That staff be directed to bring budget requests forward to Council for the design development and the preparation of tender documents of the above noted projects for the 2015 budget; and,
- 5) That upon approval of the design budgets, as noted in item 3, staff conduct a public information meeting to present the master plan and project timelines and to initiate the design development process; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

18. MULTI-USE PATHWAY (“MUP”) UPDATE (6.0)
[Report](#)

Alan Brown, Director of Engineering, advised of increased costs related to geotechnical, archaeological, and other requirements.

The Committee discussed the pitting on the old pathway, providing clear signage, and creating loop paths. Staff provided updates on these issues and will work with the Councillors on creating loop paths. Staff were also asked to look into safeguarding the connecting path to the parking lot on Carlton Road.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “Multi-use Pathway (“MUP”) Update” be received; and,
- 2) That a design and construction administration contingency Purchase Order (PD 12264) originally approved in the staff award for the project be increased by \$490,170.91, inclusive of HST impact, (from \$93,267.77 to \$583,438.68) to cover the following;
 - Additional geotechnical investigation in the amount of \$159,884.29, inclusive of HST, (from \$71,232 to \$231,116.29);
 - Additional archaeological investigation in the amount of \$168,343.10 inclusive of HST, (from \$20,352 to \$188,695.10);
 - Detailed design for the crossing at McCowan Road in the amount of \$81,408.00 inclusive of HST;
 - Detailed investigation and analysis of Milne Dam bridge crossing in the amount of \$50,880.00 inclusive HST,
 - Permit fees in the amount of \$62,923.29, inclusive of HST.
 - A maximum allowance of \$60,000.00, inclusive of HST for additional time for design, contract administration, meetings, coordination and other investigations; and,

- 3) That the Purchase Order increase be funded from Capital Account 083-5350-14403-005 (Cycling and Trails – Toogood Pond to Bob Hunter Park); and,
- 4) That staff report back to Development Services Committee with proposed entry features and signage plan for the multi-use pathway network; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

19. BOX GROVE COMMUNITY
– 14TH AVENUE SANITARY SEWER SERVICING (5.5)
[Report](#)

Amber Burke, Director of the Box Grove Community Association, spoke of concerns regarding the policy for provision of services to private land owners with respect to construction costs, and provided a written copy of her statement.

Alan Brown, Director of Engineering, responded and advised that the three residents involved have agreed to pay the required fee.

The Ward Councillor reported on discussions with the residents and thanked staff for working on a solution to this matter.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) **That the deputation and written submission by Amber Burke, Director of the Box Grove Community Association, regarding the Box Grove Community 14th Avenue Sanitary Sewer Services, be received;**
- 2) That the “Box Grove Community – 14th Avenue Sanitary Sewer Servicing” report be received; and,
- 3) That the property owners of 6814, 6828 and 6832, 14th Avenue be allowed to extend the service connection to the property line as part of the Plan B Homes Inc. development subject to the benefiting property owners submitting the required funds and executing a funding agreement to the satisfaction of the CAO, City Solicitor and the Director of Engineering, and;
- 4) That the Finance Department be authorized to collect from the three property owners the assessed costs currently estimated at a total of \$42,739.20 (Approx. \$14,246.40 per lot) (including 15% Administration Fees and HST), for the sanitary sewer, and;

- 5) That Council enact a Fees By-Law pursuant to Section 391 of the *Municipal Act 2001* for costs associated with the sanitary sewer installation substantially in the form attached as per Attachment 'A' – Fees By-law, upon completion of all work and final determination of costs, and;
- 6) That the costs per lot be paid either as a one-time payment or annual payment up to a maximum of 10 years accruing interest at the same rate as the Region of York 10 Year Debenture Rate, 3.60% starting in 2015 and ending in 2024, and;
- 7) That interest not be applied if the servicing costs are paid in full by March 30, 2015, and;
- 8) That the property owners of 6814, 6828 and 6832, 14th Avenue be eligible to receive future credit (amount to be determined by Council), if Council agrees to utilize the Box Grove Community Fund for the sanitary sewer improvements within this area, and;
- 9) That a new Engineering Department 2014 capital project be created in the currently estimated amount of \$42,739.20 for the 14th Avenue sanitary sewer extension (from B to C, as per attached Figure 1) to be funded by the property owners (6814, 6828 and 6832, 14th Avenue) to be finalized upon completion of the work, and further;
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

20. IN-CAMERA MATTERS

Staff advised that In-camera item # 5 has been deferred.

Moved by: Councillor Carolina Moretti
Seconded by: Regional Councillor Joe Li

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 10, 2014 (10.0)
[Section 239 (2) (e) (e) (e)(c)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - WARD 8 (8.0)
[Section 239 (2) (e)]

- (3) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - WARD 8 (8.0)
[Section 239 (2) (e)]
- (4) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - WARD 8 (8.0)
[Section 239 (2) (e)]
- (5) DEFERRED

CARRIED

Moved by: Councillor Colin Campbell
Seconded by: Regional Councillor Gord Landon

That the Development Services Committee rise from the in-camera session at 3:26 PM.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:26 PM.

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