



Development Services Committee Minutes

April 29, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 8

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
Jim Baird, Commissioner of Development Services
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Huyen Hare, Senior Business Development Officer
Anna Henriques, Senior Planner
Christina Kakaflikas, Manager, Special Projects
Rino Mostacci, Director of Planning and Urban Design
Sandra Tam, Senior Business Development Officer
Tom Villella, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 a.m. 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 agenda # 7, Thornhill 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.

**1. STOUFFVILLE CORRIDOR RAIL SERVICE EXPANSION
– REQUEST FOR DEPUTATION BY
STRATEGIC REGIONAL RESEARCH ASSOCIATES (5.0)**

[Extract](#)

The Committee was provided with an extract from the April 8th, 2014 Council meeting regarding the Stouffville Corridor Rail Service, for background information.

The following representatives were in attendance to make a deputation:

Bob Onyschuk, Former Chair – Canadian Urban Institute

Iain Dobson, President/CEO of the Real Estate Research Corporation

Glen Miller, Executive Director – Canadian Urban Institute

Mr. Onyschuk gave a brief overview of the Strategic Regional Research Association (SRRA), created by the Canadian Urban Institute (CUI) and the Real Estate Search Corporation (RESC), and its objective to address gridlock.

Mr. Dobson presented a video entitled “The GTA: a Region in Transition 1980” to demonstrate the development of office space, differentiating the types of office space and growth trends in the pre-subway (1900) and post-subway (1955) eras, as well as development resulting from additional transportation corridors over the next few decades. Mr. Dobson discussed the challenges, including Regional Growth Projections, and connecting jobs to transit. The SRRA is inviting Markham to get involved.

The Committee discussed this opportunity at length and the presenters responded to questions from the Committee regarding the Stouffville Line, the Downtown Relief Line, changing government policies, cost and timing comparisons for subways and at-grade rail lines, and many other issues. The SRRA is suggesting Markham’s involvement could entail an investment of \$100,000 over three years and the appointment of a Markham representative to attend eight partner meetings year, and two regional meetings per year. In addition to the appointed representative, others are welcome to attend the meetings.

The Committee noted Markham’s support of the Places to Grow principles, the importance of directing transit funding where it is needed, and the urgency for a major relief line rather than a downtown relief line.

The Committee requested copies of the book referred to in the presentation.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Gord Landon

That the deputation by Bob Onyschuk, Iain Dobson, and Glen Miller of the Strategic Regional Research Alliance (SRRA) regarding the Stouffville corridor rail service expansion, be received; and,

Whereas Strategic Regional Research Associates (SRRA) is a consortium of major public sector organizations and companies that has carried out important evidence based public policy research (most recently, “A Region in Transition” Study Report, www.srraresearch.org) related to the pressing need to combat congestion across the GTA and to plan for the next 125 million sq. ft. of employment uses within the Region through the better integration of public and private investment in higher order transit infrastructure (rapid transit) in the GTHA with current and future employment nodes, and achieving more successful relationship in live/work connectivity; and,

Whereas SRRA is now continuing its research and policy work as outlined in SRRA’s presentation, in order to develop an employment/higher order transit strategy, and has invited the City of Markham to become a consortium partner in SRRA and to help fund the research;

Now therefore be it resolved:

- 1) That the City of Markham join SRRA as a consortium partner on the basis of an initial \$40,000 investment in year 1; and,
- 2) That staff report back on investments in years 2 and 3, identified deliverables, and other matters as determined by Markham staff; and,
- 3) That Regional Councillor Jim Jones be appointed as the Markham representative on the SRRA; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

2. DEVELOPMENT SERVICES COMMITTEE MINUTES

- April 1, 2014 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Committee meeting held April 1, 2014, be confirmed.

CARRIED

3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- April 1, 2014 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Public Meeting, held April 1, 2014, be confirmed.

CARRIED

4. HERITAGE MARKHAM COMMITTEE MINUTES

- April 9, 2014 (16.11)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Heritage Markham Committee meeting held April 9, 2014, be received for information purposes.

CARRIED

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

-January 16, 2014 (16.34)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

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

CARRIED

6. MAIN STREET MARKHAM COMMITTEE MINUTES

- March 19, 2014 (16.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Main Street Markham Committee meeting held March 19, 2014, be received for information purposes.

CARRIED

**7. THORNHILL AREA REVITALIZATION
WORKING GROUP MINUTES**

- March 17, 2014 (10.0)

[Minutes](#)

Councillor Valerie Burke disclosed an interest with respect to agenda # 7, Thornhill 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: Deputy Mayor Jack Heath

That the minutes of the Thornhill Area Revitalization Working Group meeting held on March 17, 2014, be received for information purposes.

CARRIED

**8. UNIONVILLE/MOBILITY HUB SUB-COMMITTEE MINUTES
(MARKHAM CENTRE MOBILITY HUB STUDY
REVISED SCOPE OF WORK)
- April 15, 2014 (10.0)
[Minutes](#)**

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the minutes of the Unionville/Mobility Hub Sub-Committee (Markham Centre Mobility Hub Study Revised Scope of Work) meeting held April 15, 2014, be received for information purposes; and,
- 2) That the following recommendation from the April 15, 2014 minutes be endorsed:
 - "1. That the updates by the Commissioner of Development Services and Hilary Holden, Project Manager, ARUP regarding the final composition of preferred Sub-consultants and revised budget and work program for the Markham Centre Mobility Hub Study, be received; and,
 2. That Purchase Order PD 11314 issued to Arup Canada Inc. for contract 167-T-11 (Markham Centre Mobility Hub/Station – Consulting Services) be increased by an additional \$ 193,129, inclusive of HST (from \$659,962 to \$ 853,091) to cover the expanded scope of work, including Torti Gallas Partners as a preferred supplier Sub-consultant for architectural and urban design visioning, as outlined in the revised budget proposal by the Lead Consultant ARUP; and,
 3. That the RFP process be waived in accordance with Purchasing By-law 2004-341, Part II, Section (h) – where it is necessary or in the best interest of the City to acquire Consulting Services from a preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service; and,
 4. That all consultant expenses, including disbursements and travel costs, and attendance at all required presentations and meetings with Council, Committees of Council, Public Agencies and Public Information Meetings, as required to see the Study through to completion and acceptance by Council, shall be included in the upset limit of \$ 853,091 CDN, inclusive of HST; and,
 5. That the Study be funded from Capital Account 640-101-5699-10577 (Markham Centre Mobility Hub); and,
 6. That the Unionville Sub-Committee be appointed as the Mobility Hub Steering Committee and provide regular updates to the Development Services Committee; and further,

7. That staff be authorized and directed to do all things necessary to give effect to this resolution."

CARRIED

**9. 2014 FIRST QUARTER UPDATE OF THE
STREET NAME RESERVE LIST (10.14)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the updated Street Name Reserve List for the first quarter of 2014, attached as Appendix 'A' to the April 29, 2014 staff report titled '2014 First Quarter Update of the Street Name Reserve List', be received; and,
- 2) That Council approve the revised Street Name Reserve List that is attached as Appendix 'A' to this report.

CARRIED

**10. REQUEST FOR DEMOLITION
SINGLE DETACHED DWELLING
55 ROUGE STREET, MARKHAM (16.11, 10.13)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report entitled "Request for Demolition – Single Detached Dwelling, 55 Rouge Street Markham", dated April 1, 2014, be received; and,
- 2) That Council endorse the demolition of the non-heritage dwelling at 55 Rouge Street located within the Markham Village Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. AWARD OF PROPOSAL 003-R-14
CONSULTING SERVICES FOR A
ZONING ISSUES ANALYSIS & STRATEGIC DIRECTION REPORT
MARKHAM'S NEW COMPREHENSIVE ZONING BY-LAW PROJECT
PHASE 1 OF 4 (10.5, 7.12)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report entitled “Award of Proposal 003-R-14: Consulting Services for a Zoning Issues Analysis & Strategic Direction Report, Markham’s New Comprehensive Zoning By-law Project” be received; and,
- 2) That the Contract for Proposal 003-R-14: Consulting Services for a Zoning Issues Analysis & Strategic Direction Report, Markham’s New Comprehensive Zoning By-law Project, Phase 1 (Zoning Issues Analysis), be awarded to Gladki Planning Associates, the highest ranked, lowest priced bidder in the amount of \$337,639.68 inclusive of HST; and,
- 3) That a contingency in the amount of \$33,763.97 (10%), inclusive of HST impact to cover any additional project costs be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
- 4) That the award and contingency amounts be funded from the Planning & Urban Design project for Markham’s New Comprehensive Zoning By-law – Project Account #14005 in the amount \$371,403.65 (\$337,639.68 + \$33,763.97), inclusive of HST impact; and,
- 5) That Phase 2 (Strategic Direction Report) contract, in the amount of \$93,151.10 inclusive of HST, be awarded to Gladki Planning Associates subject to 2015 funding approval; and,
- 6) That a contingency in the amount of \$9,315.11 (10%), inclusive of HST impact to cover any Phase 2 (Strategic Direction Report) additional project costs be approved subject to 2015 funding approval, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 7) That the Director, Planning & Urban Design and the Senior Manager, Purchasing & Accounts Payable have the authority to award the contract for Phase 2 (Strategic Direction Report), subject to 2015 funding approval; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. INFORMATION REPORT
PROVINCIAL POLICY STATEMENT
2014 AND DISCUSSION PAPER FOR RURAL ONTARIO (10.0)
[Report](#)**

Appendix 'A' - Provincial Policy Statement 2014 available [on-line](#) only.

Appendix 'C' - An Introduction to the Provincial Policy Statement, 2014: Rural Ontario - Draft
for Discussion - February 2014 available [on-line](#) only.

Staff responded to questions regarding the process going forward.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report entitled “Information Report: Provincial Policy Statement, 2014 and Provincial Policy Statement Discussion Paper for Rural Ontario dated April 29, 2014, be received; and,
- 2) That this staff report and Council resolution be forwarded to the Ministry of Municipal Affairs and Housing as Markham’s comments on the Provincial Policy Statement 2014 and Draft Discussion Paper on Provincial Policy Statement 2014, Rural Ontario; and,
- 3) That the Ministry of Municipal Affairs and Housing be commended for release of an improved and updated Provincial Policy Statement, 2014 and accompanying guidance document; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. PRELIMINARY REPORT
BELFIELD INVESTMENTS INC.
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO EXPAND THE RANGE OF PERMITTED USES AT
8050 WOODBINE AVENUE
FILE NOS. OP 13 130529 & ZA 13 130529 (10.3, 10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled “Preliminary Report, Belfield Investments Inc., Official Plan and Zoning By-law Amendments to expand the range of permitted uses at 8050 Woodbine Avenue, File Nos. OP 13 130529 and ZA 13 130529,” dated April 29, 2014 be received; and,
- 2) That a Public Meeting be held to consider the Official Plan and Zoning By-law Amendment applications to expand the range of permitted uses on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE ONTARIO HERITAGE ACT
NAME: ARCHIBALD FENWICK HOUSE
ADDRESS: 7 HERITAGE CORNERS LANE (16.11.3)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That as recommended by Heritage Markham, the Archibald Fenwick House at 7 Heritage Corners Lane 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

**15. RECOMMENDATION REPORT
DIGRAM DEVELOPMENTS INC.
AND HUMBOLD PROPERTIES LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION 19TM-13003
AND ZONING BY-LAW AMENDMENT
SOUTHEAST CORNER OF DONALD COUSENS PARKWAY
AND DELRAY DRIVE
FILE NUMBERS: SU 13 - 129548 AND ZA 13 - 129548 (10.7, 10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services, explained the subdivision infill proposal.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alex Chiu

- 1) That the report dated April 29, 2014, entitled “Recommendation Report, Digram Developments Inc. and Humbold Properties Ltd., Applications for Draft Plan of Subdivision 19TM-13003 and Zoning By-law Amendment, Southeast Corner of Donald Cousens Parkway and Delray Drive, File Numbers SU 13 – 129548 and ZA 13 – 129548”, be received; and,
- 2) That draft plan of subdivision 19TM-13003 submitted by Digram Developments Inc., be draft approved subject to the conditions outlined in Appendix ‘A’; and,
- 3) 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,
- 4) That the application submitted by Digram Developments Inc. and Humbold Properties Ltd. to amend Zoning By-laws 304-87 and 177-96, as amended, be approved and the draft by-laws attached as Appendix ‘B’ be finalized and enacted without further notice; and,

- 5) That 2011/2012 servicing allocation for 9.5 single detached units (35.15 population) be granted to Digram Developments Inc. for plan of subdivision 19TM-13003, and that servicing allocation for 1.0 single detached unit (3.7 population) be granted to Humboldt Properties Ltd. in accordance with the June 26, 2012 Servicing Allocation Update Report; and,
- 6) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 7) That the Region of York be advised of the servicing allocation for this development; and,
- 8) That the draft plan approval for plan of subdivision 19TM-13003 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. SUPPLEMENTARY REPORT
KING DAVID INC.
10340, 10350 AND 10370 WOODBINE AVENUE
CATHEDRAL COMMUNITY
NORTH OF MAJOR MACKENZIE DRIVE
WEST OF WOODBINE AVENUE
APPLICATIONS FOR OFFICIAL PLAN/SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS
AND DRAFT PLAN OF SUBDIVISION
FILE NO.: OP/ZA/SU 13 109102 (10.3, 10.7, 10.4 & 10.5)
[Report](#)**

The Ward Councillor requested deferral of this matter to May 20, 2014, to allow consultation with the residents and applicant.

Moved by: Councillor Alan Ho

Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated April 29, 2014 and entitled “SUPPLEMENTARY REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 13 109102”, **be deferred to May 20, 2014.**

CARRIED

17. NEW BUSINESS
MAIN STREET MARKHAM ROAD RE-CONSTRUCTION
DETAILED DESIGN STAGE (5.10)

Councillor Colin Campbell introduced an extract with two motions from the Main Street Markham Committee meeting held on April 16, 2014 and provided an update of the Main Street Markham road reconstruction project. The Development Services Committee endorsed the motions.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That staff be directed to inform Councillors Campbell and Moretti, as well as the Main St. Markham Committee, by means of a documented list, of any design changes to the Council approved streetscape and landscape elements and the reasons for such changes; and,**
- 2) That a meeting be set up with Councillors Campbell and Moretti, as well as all Regional Councillors and the Mayor, subject to their availability, with appropriate City and Regional staff to discuss optional designs to best integrate the Region's concerns regarding the intersection of Main St. Markham and Highway 7 and the City's existing plans for the streetscape of the Heritage Conservation District and for safety improvements, as expressed in the Main Street Environmental Assessment, Main Street Vision document and contracts tendered.**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:45 AM.

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