



Development Services Committee Minutes

April 1, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 7

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 Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Ronji Borooah, City Architect
Murray Boyce, Senior Policy Coordinator
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
George Duncan, Senior Heritage Planner
Lilli Duoba, Manager, Natural Heritage
Scott Heaslip, Senior Project Coordinator
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Senior Planner
Marg Wouters, Senior Manager, Policy & Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon
Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:07 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alan Ho assumed the Chair for Transportation item No. 10.

The Committee recessed from 12:55 PM to 1:50 PM

DISCLOSURE OF PECUNIARY INTEREST – None Declared

- 1. SMART COMMUTE - MARKHAM/RICHMOND HILL
2014 BUSINESS PLAN (5.10)**
[Presentation](#)

Alan Brown, Director of Engineering, gave a brief introduction to this presentation.

Flo McLellan, Program Director, Smart Commute - Markham/Richmond Hill Transportation Management Association (TMA), introduced the Smart Commute team members in attendance, and gave a presentation on this matter. The presentation discussed the purpose of the Smart Commute not-for-profit transportation initiative, and provided program updates and highlights for 2013, as well as the 2014 work plan. The City of Markham has been recognized for its accomplishments, including achieving the Gold level in Workplace Designation. The Markham business partners were listed and the project funding partners were recognized.

Ms. McLellan responded to questions and comments from the Committee regarding the calculation of the kilometers saved, the key message of the benefits to employees/employers and Economic Development benefits, opportunities in new construction, and climate change issues.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Valerie Burke

- 1) That the presentation provided by Flo McLellan, Program Director, Smart Commute – Markham/Richmond Hill Transportation Management Association (TMA) entitled “Smart Commute – Markham / Richmond Hill 2014 Business Plan”, at the April 1, 2014 Development Services Committee, be received; and,
- 2) That the funding allowance for Smart Commute – Markham/Richmond Hill Transportation Management Association (TMA) in the amount of \$75,000, funded under the 2014 Capital Account No. 640-101-5399-14053, be approved; and,
- 3) That the Regional Municipality of York, the Town of Richmond Hill and Smart Commute – Markham/Richmond Hill be advised accordingly; and,
- 4) That the Mayor and Clerk be authorized to execute an amended Memorandum of Understanding (MOU) to the satisfaction of the CAO and City Solicitor; and,
- 5) That staff be authorized to issue a purchase to Smart Commute – Markham/Richmond Hill in the amount of \$75,000; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- March 18, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Don Hamilton

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

CARRIED

**3. HERITAGE MARKHAM COMMITTEE MINUTES
- March 19, 2014 (16.11)**

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Don Hamilton

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

CARRIED

**4. REQUEST FOR DEMOLITION
– DETACHED ONE STOREY ACCESSORY BUILDING/GARAGE
118 MAIN STREET, UNIONVILLE (16.11.3)**

[Report](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Don Hamilton

- 1) That the staff report entitled “Request for Demolition –Detached One Storey Accessory Building/Garage, 118 Main Street Unionville”, dated April 1, 2014, be received; and,
- 2) That Council endorse the demolition of the non heritage accessory building/garage at 118 Main Street within the Unionville Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. SIGN VARIANCE FOR
SCOTIABANK THORNHILL BRANCH
BANK OF NOVA SCOTIA
7681 YONGE STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
(FILE NO. 14 111385 SP) (2.16)**
[Report](#)

The Committee indicated support for the proposal and requested goose-neck style lighting be used.

Nathan Dart of Pride Signs Limited, representing the applicant, agreed to the request for goose-neck lighting.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Don Hamilton

- 1) **That the deputation by Nathan Dart of Pride Signs Limited, regarding the Sign variance for Scotiabank Thornhill Branch, be received; and,**
- 2) That the staff report titled “Sign Variance for Scotiabank Thornhill Branch, Bank of Nova Scotia, 7681 Yonge Street, Thornhill Heritage Conservation District” dated April 1, 2014, be received; and,
- 3) That the application for a sign variance (14 111385 SP) be approved; and,
- 4) That the external lighting of all signs be downward-directed **in goose-neck style**, to comply with Markham’s dark sky friendly direction; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. APPLICATION FOR DEMOLITION OF BUILDING AND
INTENTION TO DESIGNATE A PROPERTY UNDER PART IV
OF THE *ONTARIO HERITAGE ACT*
CARL REESOR JAMES HOUSE
8127 BAYVIEW AVENUE
(FILE NO. 14 109569 DP) (16.11.3)**
[Report](#)

Jim Baird, Commissioner of Development Services gave a brief overview of this matter and explained the recommendations of Heritage Markham.

The Committee supported preserving the building for a tenant, and discussed the structural integrity of the building, the potential cost of repairs, the current use of the property, and potential uses. The Committee directed that the letter from the City of Toronto be forwarded to the Toronto Heritage Committee for information purposes.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Howard Shore

- 1) That the staff report titled “Request for Demolition of Building and Intention to Designate a Property under the *Ontario Heritage Act*, Carl Reesor James House, 8127 Bayview Avenue” dated April 1, 2014, be received; and,
- 2) That as recommended by Heritage Markham, the Carl Reesor James House – 8127 Bayview Avenue, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and,
- 3) 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,
- 4) 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,
- 5) 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,
- 6) That the application to demolish the Carl Reesor James House be denied; and,
- 7) That the City of Toronto be requested to re-tenant the building, and be encouraged to work with North Toronto Cat Rescue as a potential user for the building; and,
- 8) **That the letter from the City of Toronto dated March 3, 2014, be forwarded to the Toronto Heritage Committee for information purposes, and further,**
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. PRELIMINARY REPORT
MARKHAM CENTRE DEVELOPMENT CORPORATION
SOUTH-WEST CORNER OF ENTERPRISE BOULEVARD
AND RIVIS ROAD APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
AND REZONING TO PERMIT A MIXED-USE DEVELOPMENT
(FILES: OP 14 108661 AND ZA 14 108661) (10.3, 10.5)**
[Report](#)

Jim Baird, Commissioner of Development Services, introduced this matter and discussed the property location in relation to the Mobility Hub, and timing options for the Public Meeting.

The Committee discussed a preference to obtain input at the early stages, and the timing for completion of the Mobility Hub Study, estimated to take 12 months. It was agreed that the outcome of the Study will have an impact on this application with respect to the road pattern, building height, etc. It was suggested that it would be helpful to know what all the landowners in the area are proposing, in order to cohesively develop the area with MISTA and transit facilities.

The Committee requested that connectivity for pedestrians and cyclists, and community parking opportunities be addressed for the Public Meeting.

Kate Cooper of Bousfields Inc., representing Markham Centre Development Corporation, gave a Powerpoint presentation on the mixed-use proposal, advising that the original application was submitted in 2007. The applicants are seeking general approval regarding maximum units, building height, etc., with holding provisions until completion of the Mobility Hub Study. Ms. Cooper requested the application proceed to a Public Meeting at this time.

Sol Wassermuhl of Page + Steele/IBI Group, displayed a context plan, the proposed road pattern, and conceptual site plans and elevations, and responded to questions. A transportation consultant was also in attendance to answer any questions.

The grading, parking, Development Charges, and provision of infrastructure were also discussed. Markham staff are working with the TRCA on the treatment of Tributary 5. The City Solicitor responded to questions regarding timing requirements for complete applications. The Committee debated holding a community consultation meeting or a statutory Public Meeting at this stage, considering the numerous issues facing this development.

Charlie Moon, the property owner/applicant addressed the Committee with respect to the development of the Markham Centre and the Mobility Hub. A consultant with MMM Group, representing the applicant, provided assurances on working cooperatively on the Mobility Hub; the provision of cycling and pedestrian connections; and LEED certification of the development.

The Committee directed that the application proceed to a statutory Public Meeting at the first Public Meeting in May, 2014, and noted that the Ward Councillor may wish to hold a separate community consultation meeting.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the report dated April 1, 2014 titled “Preliminary Report, Markham Centre Development Corporation, South-west corner of Enterprise Boulevard and Rivis Road, Applications for Official Plan Amendment and rezoning to permit a mixed-use development,” be received; and,
- 2) That staff continue discussions with the applicant in the context of the Markham Centre Mobility Hub Study to address the issues outlined in the staff report; and,
- 3) **That staff be directed to schedule a statutory Public Meeting on May 6, 2014, to consider the applications; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. RECOMMENDATION REPORT
ARBOR MEMORIAL INC.
(FORMERLY MEMORIAL GARDENS CANADA LIMITED)
OFFICIAL PLAN AMENDMENT APPLICATION FOR A
CHANGE IN LAND USE TO PERMIT A CEMETERY
FUNERAL HOME AND ACCESSORY USES AT 6278 19TH AVENUE
(FILE NO: OP 07 134061) (10.3)**
[Report](#)

Jim Baird, Commissioner of Development Services gave an overview of the application for a cemetery, funeral home, and accessory uses, and discussed the Oak Ridges Moraine and provincial policies that impact this proposal. Markham Staff do not support the proposal as it does not comply with regional, provincial, and municipal policies. An application to York Region for an amendment to the Official Plan has been denied.

Michael Larkin of Larkin and Associates, representing Arbor Memorial Inc., gave a presentation to provide details of the proposal, the location, current zoning, Official Plan designation, and the supporting documentation. Discussions included policies of the Oak Ridges Moraine and the Green Belt Plan.

David McKennitt, President of the Dickson Hill Hamlet and Neighbourhood Community Association, spoke in opposition to the proposal with respect to incompatibility with the existing residential hamlet, the potential impacts to the local well system, and traffic concerns. Mr. McKennitt suggested the scale of the business is not appropriate at this location. Mr. McKennitt provided a written copy of his statement.

Dave Jones, Dickson Hill resident, spoke in opposition to the proposal with respect to the potential impacts on the small hamlet, economically and environmentally, and suggested that the scale of the business is not appropriate at this location.

Mary Brawley, Dickson Hill resident, spoke in opposition to the proposal with respect to the potential psychological impacts of frequent funeral processions and operations within the small neighbourhood, and negative impacts to property values. Ms. Brawley provided a written copy of her statement.

Mr. Larkin responded to comments, advising: according to the hydrogeological report, there would be no impact to local wells; the cemetery does not use excessive fertilizer for the grounds; the calculation of burials-per-day is inaccurate; processions will be minimized by having the reception center on site; a crematorium is not proposed; there would be no negative impacts to property values; and, the access location.

A Committee member indicated, on behalf of the Ward Councillor, that the application was not supported.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

- 1) **That the deputations by David McKennitt, President of the Dickson Hill Hamlet and Neighbourhood Community Association, Dave Jones, and Mary Brawley, regarding the applications by Arbor Memorial Inc., and the written submissions by David McKennitt and Mary Brawley be received; and,**
- 2) That the report dated April 1, 2014 titled “RECOMMENDATION REPORT, Arbor Memorial Inc. (formerly Memorial Gardens Canada Limited), Official Plan Amendment application for a change in land use to permit a cemetery, funeral home and accessory uses at 6278 19th Avenue (File No: OP 07 134061)”, be received; and,
- 3) That the record of the Public Meeting held on May 18th, 2010 regarding the proposed Official Plan Amendment be received; and,
- 4) That the application submitted by Arbor Memorial Inc. (formerly Memorial Gardens Canada Limited) to amend the City of Markham Official Plan for a portion of 6278 19th Avenue, be refused; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. CITY OF MARKHAM OFFICIAL PLAN 2013
– PROPOSED MODIFICATIONS (10.0)**
[Report](#)

The Committee received additional correspondence.

Jim Baird, Commissioner of Development Services advised of proposed modifications to the Markham Official Plan, outlined in the Appendix A to the staff report. The modifications will be forwarded to the Region for consideration in the approval of Markham's new Official Plan.

Staff reviewed each of the 18 proposed modifications and responded to questions.

1. Markham Airport (10953 Highway 48)
 - The site specific policy restricting the airport use is proposed to be removed as the City has no authority to restrict the airport operations. The policies now recognize the airport without implying either restrictions or Council support. The Airport is in agreement. The Committee discussed the future development of the airport and federal jurisdiction. Further information was requested on options to protect the City's interests by ensuring notification from Transport Canada of any changes to the airport, and delineation of the lands subject to federal regulation.
2. Future Employment Area Lands in Cornell Centre
 - Adds language to clarify the type of employment designations to be applied to these lands and removes the need for a sub-watershed study. Committee discussed the proximity of the lands to the Rouge National Urban Park and the potential need for non-employment uses on the lands east of Reesor Road to serve the Park.
3. Vegetation Protection Zones
 - Clarifies buffer requirements and adds a site specific policy to bring forward buffer policies in certain OPA 5 Secondary Plans
4. Permitted Uses in Countryside
 - Clarifies countryside uses permitted in the Greenway designation
5. Site-Specific Policy for 100 Steelcase Road
 - Reflects existing permitted uses. Discussions involved the definition of a "private club"
6. Site-Specific Policy for 245 Renfrew Drive
 - Removes restrictions on the permitted private school. Committee discussed adding a permission for a place of worship accessory to the private school to recognize a previous Committee of Adjustment decision, as requested in correspondence by Ben Quan of QX4 Investments. Committee agreed with the staff suggestion that specific reference to the Committee of Adjustment (as proposed in the correspondence) not be included in any revised wording.
7. Site-Specific Policy for 8651 McCowan Road
 - Recognizes the existing RONA building

8. Land Use at 2801 John Street
 - Recognizes a ‘Service Employment’ designation is appropriate given the unique site specific context of the lands
9. Leitchcroft
 - Corrects the maximum dwelling units from 2,920 to 3,050
10. Greenway System and Greenway boundary refinements
 - Corrections to delete a man-made irrigation pond in Mandarin Golf Course, and a portion of a surplus school site in the Villages of Fairtree West, from the Greenway System
11. Road Network
 - Clarifies the Special Transportation Study Area notation on Map 10
12. Digram Developments
 - As directed by Council
13. Upper Unionville (OPA No. 213)
 - As directed by Council
14. Unionville Core Area Secondary Plan amendment
 - As directed by Council
15. Cornell Rouge Developments
 - As directed by Council
16. Mahamevna Bhavana Asapuwa Toronto
 - As directed by Council
17. TRCA Headwater Drainage Features
 - As directed by Council
18. Phasing in the north Markham Future Urban Area
 - As directed by Council

Catherine Lyons of Goodman’s LLP, representing Minotar, reviewed the previous December 3, 2013 direction of Council regarding endorsement of revisions to Greenbelt mapping on Map 7, and requested that Map 7 be corrected with respect to all of the parcels held by Minotar, to reflect the map submitted on December 3, 2013.

The Committee directed that:

- the requested revisions to Map 7, with respect to all of the parcels held by Minotar, be endorsed
- that modification # 6 include a place of worship as an accessory use to the private school without linking the permission to a Committee of Adjustment decision

- that modification # 1 be deferred to Council or Development Services Committee for further information from staff with respect to ensuring notification from Transport Canada of any changes to the airport, and delineation of the lands subject to federal regulation.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Howard Shore

- 1) **That the deputation by Catherine Lyons of Goodman’s LLP, representing Minotar, regarding the City of Markham Official Plan 2013 – Proposed Modifications, be received; and**
- 2) **That the written submissions from Eileen Costello of Aird & Berlis, representing Enbridge Gas Distribution Inc., Annik Forristal of McMillan, representing York Region Condominium Corporation No. 890, John Mascarin of Aird & Berlis, on behalf of Markham Airport, Maria Gatzios of Gatzios Planning, on behalf of the Berczy Glen Landowners Group, and Ben Quan of QX4 Investments, on behalf of Peoples Christian Academy, regarding the City of Markham Official Plan 2013 – Proposed Modifications, be received; and**
- 3) That the report entitled “City of Markham Official Plan 2013 – Proposed Modifications” dated April 1, 2014, be received; and,
- 4) That the proposed modifications to the Council adopted Official Plan 2013, as outlined in Appendix ‘A’ of the report entitled “City of Markham Official Plan 2013 – Proposed Modifications” dated April 1, 2014, be adopted **as further modified:**
 - a) **Modification # 6 include a place of worship as an accessory use to the private school;**
 - b) **Modification # 1 be deferred to Council or Development Services Committee for further information from staff; and,**
- 5) **That Map 7 of the Council adopted Official Plan 2013 be corrected to reflect the map submitted by Catherine Lyons on behalf of Minotar on December 3, 2013; and,**
- 6) That the proposed modifications to the Council adopted Official Plan 2013, as recommended in the report entitled “City of Markham Official Plan 2013 – Proposed Modifications” dated April 1, 2014, **as amended, along with the corrected Map 7,** be forwarded to the Region of York for consideration in the approval of Markham’s new Official Plan; and,
- 7) That the correspondence identified in Appendix ‘B’ of the report entitled “City of Markham Official Plan 2013 – Proposed Modifications” dated April 1, 2014, be received; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. STOUFFVILLE CORRIDOR RAIL SERVICE
EXPANSION ENVIRONMENTAL ASSESSMENT (EA)
PROJECT REPORT (5.0)**

[Report](#)

Alan Brown, Director of Engineering, provided a summary of the Stouffville Corridor Rail Service Expansion Environmental Assessment (EA) Project Report and responded to questions from the Committee regarding P3 funding, and the best approach to expand the scope of the EA. Staff were requested to include the Minister of Infrastructure in the distribution of correspondence, and that the report and appendices be included.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Jim Jones

- 1) That the April 1, 2014 report entitled “Stouffville Corridor Rail Service Expansion Environmental Assessment (EA) Project Report”, be received; and,
- 2) That GO Transit’s Environmental Project Report for the enhanced GO Service on the Stouffville line be endorsed; and,
- 3) That Metrolinx be requested to commit to funding service improvements on the Stouffville line in 2014/2015; and,
- 4) That GO Transit be requested to establish a joint working group with Metrolinx, City of Markham, Region of York, City of Toronto and other stakeholders to undertake the following;
 - Establish the ultimate transit service improvements of the entire corridor;
 - Confirm the implementation plan for ultimate service improvement requirements;
 - Review electrification of the corridor including the potential for additional stations;
 - Review anti-whistling requirements for the Hwy 7 to Major Mackenzie Drive section;
 - **Review Public Private Partnership (P3) opportunities, including but not limited to the Canada Line in Vancouver; and,**
- 5) That **Hon. Glen Murray, Minister, Ministry of Infrastructure**, Robert Prichard, Chair of Metrolinx, Greg Percy, President, GO Transit, Jim Bradley, Minister of the Environment, Bill Fisch, Regional Chair, and John Livey, Deputy City Manager Toronto, be advised accordingly **and be forwarded the Staff Report and Appendices dated April 1, 2014; and,**

- 6) **That Mayor Frank Scarpitti, on behalf of Council, write to Hon. Glen Murray, Minister, Ministry of Infrastructure, and Metrolinx, reinforcing the resolution of Markham Council dated September 17, 2013, with respect to establishing the working group and resolving Markham's outstanding issues; and further,**
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. NEW BUSINESS
SIGNS FOR T&T PROPERTY (10.0)**

A Committee member discussed issues at the T& T property at Kennedy Road in south Unionville, relating to window signs, pylon signs, and a bus stop. The Commissioner of Development Services will refer these matters to appropriate staff.

**12. NEW BUSINESS
YORK UNIVERSITY EXPANSION (10.0)**

The Committee requested an update on the expansion of York University into York Region. Staff advised that a report will be coming forward shortly.

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:50 PM.

Alternate formats for this document are available upon request.
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