



## **Development Services Committee Minutes**

March 18, 2014, 9:00 AM to 2:00 PM

Council Chamber

Meeting No. 6

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### **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

Andy Taylor, Chief Administrative Officer  
Brenda Librecz, Commissioner of Community & Fire Services  
Ronji Borooah, City Architect  
Alan Brown, Director of Engineering  
Sally Campbell, Senior Planner, Urban Design  
Rick Cefaratti, Planner II  
Catherine Conrad, City Solicitor  
Stephen Corr, Planner II  
Paul Ingham, Director, Operations  
Richard Kendall, Manager, Central District  
Brian Lee, Senior Manager, Special Projects  
Dave Miller, Manager, East District  
Rino Mostacci, Director of Planning and Urban Design  
Bill Snowball, Fire Chief  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:02 AM. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation item No. 11. Councillor Don Hamilton assumed the Chair for item No. 12. Deputy Mayor Jack Heath assumed the Chair for item No. 13.

The Committee recessed from 12:20 PM to 1:03 PM, and from 3:22 PM to 4:00 PM.

### **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Valerie Burke disclosed an interest with respect to Item No. 4 regarding the Thornhill Revitalization Working Group Minutes, by nature of a family owned business in the Thornhill area, and did not take part in the discussion of, or vote on the question of the approval of this matter.

**1. CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)  
2013 ACHIEVEMENTS & 2014 BUSINESS PLAN (6.3)**

[Presentation](#)

Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee, gave a presentation entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2013 Achievements & 2014 Business Plan". The presentation provided details of the 2013 achievements in Infrastructure Support, Education and Outreach, Research and New Directions. The 2014 Business Plan and Budget (total of \$25,000) were also outlined in detail.

The Committee discussed the extent of the pathway near Highway 48, integration into the Rouge National Urban Park, connections with Toronto pathways, having more of a presence at the Unionville Festival, valet service for Canada Day events, getting involved in the Childrens Aid Society's bike-a-thon, outreach and promotion of pedestrian-orientated activities such as the Thornhill Walking Guide and ALS events, and gathering statistics for pedestrian safety.

Moved by: Councillor Howard Shore

Seconded by: Councillor Don Hamilton

That the presentation provided by Mr. Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2013 Achievements & 2014 Business Plan" be received.

CARRIED

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES**

**- February 25, 2014**

**- March 4, 2014 (10.0)**

[Feb. 25](#) [Mar. 4](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meetings held February 25 and March 4, 2014, be confirmed.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- March 4, 2014 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Development Services Public Meeting, held March 4, 2014, be confirmed.

CARRIED

**4. THORNHILL AREA REVITALIZATION  
WORKING GROUP MINUTES  
February 24, 2014 (10.0)**

[Minutes](#)

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

The Committee had questions regarding the attendance of Committee members.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Thornhill Area Revitalization Working Group meeting held on February 24, 2014, be received for information purposes.

CARRIED

**5. PRELIMINARY REPORT  
CABOTO MEADOWS INC.  
311 & 313 HELEN AVENUE  
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION APPLICATIONS TO PERMIT  
A TOTAL OF FOURTEEN NEW DWELLINGS AND TWO PART LOTS  
FRONTING ONTO THE CABOTO TRAIL EXTENSION  
(FILE NOS. OP, ZA AND SU 13 127998) (10.3, 10.5 & 10.7)**

[Report](#)

The Committee requested an update on the roadway, and staff will provide the information.

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

That the report titled “Preliminary Report, Caboto Meadows Inc., 311 & 313 Helen Avenue, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a total of fourteen new dwellings and two part lots fronting onto the Caboto Trail extension, File Nos. OP, ZA and SU 13 127998”, dated March 18, 2014, be received.

CARRIED

**6. REPORT ON INCOMING PLANNING APPLICATIONS  
FOR THE PERIOD OF SEPTEMBER 1, 2013 TO DECEMBER 31, 2013 (10.0)**  
[Report](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of September 1, 2013 to December 31, 2013” and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. REQUEST FOR DEMOLITION  
–DETACHED ACCESSORY BUILDING  
11 EUCLID STREET, UNIONVILLE (10.13)**  
[Report](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That the staff report entitled “Request for Demolition –Detached Accessory Building, 12 Euclid Street Unionville”, dated March 18 2014, be received; and,
- 2) That Council endorse the demolition of the non heritage Accessory Building at 11 Euclid Street located 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

**8. GUIDELINES FOR MANAGEMENT OF  
SMALL STREAMS AND HEADWATER DRAINAGE FEATURES (5.7)**  
[Report](#)

The Committee commended the work of staff on this milestone achievement, and questioned the integration of the TRCA policies and the Guidelines in the new Official Plan. Staff provided an explanation of the integration process.

It was noted that residents have expressed concern for the impacts of debris on the streams and rivers, possibly from the ice storm. Staff will coordinate resolution of this problem with TRCA and other agencies.

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That the staff report entitled “Guidelines for Management of Small Streams and Headwater Drainage Features” be received; and,
- 2) That the City adopt the Toronto and Region Conservation Authority (TRCA) Evaluation, Classification and Management of Headwater Drainage Features (HDFs) Guidelines as the new protocol in evaluation and classification of headwater drainage features; and,
- 3) That City staff be directed to update the Markham Official Plan (Adopted December 2013), and other environmental guidelines to reflect the TRCA’s HDFs Guidelines; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. RECOMMENDATION REPORT  
CITY INITIATED REGULATIONS TO PERMIT  
OUTDOOR PATIOS ON THE PUBLIC RIGHT OF WAY (10.0)**  
[Memo](#) [Revised Appendix A](#) [Revised Appendix B](#) [Report](#)

On March 4, 2014, Development Services Committee deferred consideration of the above subject matter to the meeting this date. The Committee received a memorandum dated March 11, 2014 from the Commissioner of Development Services providing an update and outlining revisions to Appendices 'A' and 'B'.

Sally Campbell, Senior Planner, Urban Design, gave a presentation to explain the background, options, and draft proposal to permit outdoor patios on the public right-of-way.

The Committee had comments regarding changes to the fencing standards to enable the structure to be bolted down for liability purposes and the safety of pedestrians; By-law enforcement for noise issues; temporarily waiving fees; reviewing the policy in two years; and a tentative opening date of April 1, depending on weather and site conditions. Staff responded to questions and provided an explanation of the City's liability. Staff will amend the draft policy to reflect the directions of the Committee.

A similar proposal was suggested for Yonge Street, and staff were directed to work with the Region in this regard. Staff were also requested to address the fire hydrants that are located in front of some parking bays.

Paul Cicchini, restaurant owner on Main Street Markham, thanked staff and Council for the road improvements and the patio initiative. Mr. Cicchini recommended that fencing be bolted down for safety and vandalism reasons, and discussed noise concerns. He supported the April 1 opening date and waiving of fees, and requested a closing hour of 2:00 a.m. instead of 11:00 p.m. The Committee considered extending the operating hours.

Sharon Taylor Wood, representing the Unionville BIA, provided a 46-signature addition to a previous petition (for a total of 177 signatures) in opposition to the removal of any parking on Main Street Unionville. Ms. Taylor Wood spoke in support of the proposal for Markham Main Street, but opposed the proposal for Main Street Unionville, as the boulevards are designed for parking and pedestrian movement, not patios, and more consultation is required with the Unionville businesses.

Staff advised that any applications would need to meet the requirements of the policy and by-law, including setback and space requirements. The sidewalk and patio design details were reviewed. The Committee considered that Unionville businesses should not be restricted, and suggested staff discuss this matter with the UBIA.

Zuzana Zila made a deputation in opposition to the proposal for Main Street Unionville, noting that the by-law requires fencing for patios, which may be difficult in Unionville particularly for existing patios.

The Committee requested a copy of the presentation, and requested information regarding the amount of insurance required by the owners.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) **That the deputations by Paul Cicchini, Sharon Taylor Wood, representing the Unionville BIA, presenting a petition regarding parking on Main Street Unionville, and Zuzana Zila, regarding the proposed Boulevard Patio Policy, be received; and,**
- 2) That the memorandum dated March 11, 2014 entitled "Boulevard Patio Policy – Update Memorandum" be received; and,

- 3) That the report dated March 18, 2014, entitled “RECOMMENDATION REPORT City Initiated Regulations to Permit Outdoor Patios on the Public Right of Way”, be received; and,
- 4) That an amendment to Section 6.1 of the Road Occupancy By-law 2013-136, included as Appendix ‘A’ attached to the memorandum dated March 11, 2014, be enacted to regulate outdoor patios in the public right of way; and,
- 5) That the Director of Operations be authorized to finalize Corporate Policy 2013-136-03, included in draft as Appendix ‘B’ attached to the memorandum dated March 11, 2014, which sets out details of the permitting system that will be subordinate to the Road Occupancy by-law; and,
- 6) That the Director of Planning & Urban Design be authorized to finalize the Outdoor Patio Design Guidelines, included in draft as Appendix ‘C’ attached to the staff report dated March 18, 2014, which will be appended to the Corporate Policy; and,
- 7) **That the Boulevard Patio Policy be amended to enable fence structures to be bolted down; and,**
- 8) **That the Boulevard Patio Policy be amended to permit patios to be open from 7:00 a.m. to 2:00 a.m., subject to compliance with Liquor License regulations and other applicable laws; and,**
- 9) **That the Boulevard Patio Encroachment Fee set out in Schedule ‘A’ to the Road Occupancy By-law, as amended, be waived for 2014 and 2015 for Unionville and Markham Village BIA area businesses, subject to the applicant making a permit application in 2014; and,**
- 10) **That the Boulevard Patio Policy be amended to reflect that the opening date for patios will be approximately April 1 each year, depending on weather and site conditions; and,**
- 11) **That staff report back after the 2015 patio season for a review of the policies; and,**
- 12) **That Staff discuss with York Region opportunities to permit boulevard patios on roads within its jurisdiction, including Yonge Street, and report back to Development Services Committee as soon as possible; and further,**
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. RECOMMENDATION REPORT, PLAN B HOMES INC.  
AND 2381423 ONTARIO INC., ZONING AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION APPLICATIONS  
TO PERMIT 15 SINGLE DETACHED DWELLINGS AT  
6827 14<sup>TH</sup> AVENUE AND 6805 14<sup>TH</sup> AVENUE  
FILE NOS. ZA 12 127915 & SU 12 127915 (10.5, 10.7)**  
[Memo](#) [Report](#)

On March 5, 2014, Council referred the recommendation from the February 25, 2014 Development Services Committee meeting to the March 18, 2014 Development Services Committee meeting to allow the Ward Councillor to organize a meeting between interested Members of Council, the applicant for Plan B Homes Inc. and 2381423 Ontario Inc., and representatives of the area residents.

Rino Mostacci, Director of Planning and Urban Design, reported on agreements reached between the applicant and residents regarding the lot pattern and frontage.

Discussions included the potential extension of Barter Street. It was noted that the street was part of the original subdivision plan. Bill Snowball, Fire Chief, addressed the Committee with respect to the need for a second access to the neighbourhood, necessitating the extension of Barter Street through to 14<sup>th</sup> Avenue. The Committee suggested an emergency vehicle access lane as an alternative, similar to other locations in the City; however, the Fire Chief stated that it is not easily maintained, would not facilitate access for all types of emergency vehicles, and is not an adequate alternative. The City Solicitor provided clarification on liability for emergency services. The Fire Chief will provide the Committee with a time-response analysis.

Nadia Zuccaro, EMC Group Limited, representing Plan B Homes, displayed a revised lotting plan for 14 lots, reduced from the original proposal for 15 lots.

Alan Brown, Director of Engineering, provided an update on the servicing capacity and cost-sharing discussions with other residents.

The Committee discussed the draft concept plans for the adjacent property to the east, indicating townhouse development. Staff have conveyed to the applicant that townhouses are not supported at this location.

Sara Baldwin, representing Bellport Homes, explained that Barter Street has not been extended to date as an existing business is located on the site.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Gord Landon

- 1) That the depositions by Angelica Gutierrez of Box Grove Community Association, Amber Burke, Trish Vrotsos on behalf of Vangy and Paul Vrotsos, Nadia Zuccaro representing Plan B Homes, **and Sara Baldwin representing Bellport Homes**, regarding Plan B Homes Inc., and 2381423 Ontario Inc., be received; and,



- 2) That the written submissions by Angelica Gutierrez of Box Grove Community Association, Amber Burke, and Trish Vrotsos on behalf of Vangy and Paul Vrotsos regarding Plan B Homes Inc., and 2381423 Ontario Inc., be received; and,
- 3) That the report titled “RECOMMENDATION REPORT, Plan B Homes Inc., and 2381423 Ontario Inc., Zoning Amendment and Draft Plan of Subdivision Applications to permit 15 single detached dwellings at 6827 14<sup>th</sup> Avenue and 6805 14<sup>th</sup> Avenue, File Nos. ZA 12 127915 & SU 12 127915,” dated February 4, 2014, and the Memorandum dated February 25, 2014 from the Director of Engineering, and,
- 4) That the record of the Public Meetings held on April 9, 2013 and September 23, 2013, regarding the applications for approval of a Draft Plan of Subdivision and Zoning By-law Amendment be received; and,
- 5) That Draft Plan of Subdivision 19TM-12007 submitted by Plan B Homes Inc., and 2381423 Ontario Inc., be draft approved subject to the conditions outlined in Appendix ‘A’; and,
- 6) 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,
- 7) That the application submitted by Plan B Homes Inc. and 2381423 Ontario Inc., to remove the properties from the Rural Residential Zoning categories of By-laws 304-87 and 194-82, as amended, and incorporate them into a Residential Two (R2) zone category under By-law 177-96, as amended, be approved and the draft by-law attached as Appendix ‘B’ be finalized and enacted without further notice; and,
- 8) That Council authorize servicing allocation for **14** single detached units (**51.8** population) from the current servicing allocation reserve; and,
- 9) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 10) That the Region of York be advised of the servicing allocation for this development; and,
- 11) That the draft plan approval for Plan of Subdivision 19TM-12007 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,
- 12) That staff report back to June 10, 2014 Development Services Committee with the final cost of the sanitary sewer installation along 14<sup>th</sup> Avenue including residents funding commitment to this project; and further,
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. PROPOSED BARTER STREET EXTENSION  
6845 TO 6889 14<sup>TH</sup> AVENUE  
BOXGROVE SECONDARY PLAN AREA (10.0)**

[Memo](#)

There were extensive discussions under Agenda Item # 10, Recommendation Report, Plan B Homes Inc. regarding the proposed Barter Street extension.

A motion was moved by Deputy Mayor Jack Heath and seconded by Councillor Don Hamilton that Barter Street be modified to be an emergency vehicle access lane, and was LOST in a tie.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Colin Campbell

- 1) That the Memorandum dated March 18, 2014, entitled "Proposed Barter Street Extension 6845 to 6889 14<sup>th</sup> Avenue, Boxgrove Secondary Plan Area", be received for information purposes.

LOST

**12. MAIN STREET MARKHAM SOUTH  
HIGHWAY 407 TO HIGHWAY 7 (5.10)**

[Report](#)

Alan Brown, Director of Engineering, provided background information and explained the reconstruction program, include the temporary road closure. A meeting is scheduled with the Main Street Working Group to discuss the logistics, staging, and traffic management plan. Staff will report back to the Committee in May on the Traffic Management Plan and other details.

Phil Richardson, representing the Markham Residents for Responsible Community Planning, spoke in opposition to the proposal and provided a petition with 136 signatures in opposition, advising that the petition has since grown to 169 signatures. Mr. Richardson discussed the traffic congestion and the impacts on residents and businesses if the road is closed, and suggested that they had not been consulted.

Zuzana Zila spoke in opposition to the road closure with respect to the impact to the businesses, on top of the recent reconstruction of Main Street.

Staff explained the extensive discussions and consultation throughout the Environmental Assessment process from 2008 to 2010, and the Main Street Vision exercise, followed by an examination of all the options, and endorsement of the three-lane option by all stakeholders, residents, and Council. Staff will work with the Region to adjust signals and help traffic flow.

Staff confirmed that the bridge needs repair and may become dangerous. In 2009, the bridge was assessed to be replaced by 2014. There are no immediate issues; however, if the project is delayed it would have to be reassessed. The environmental constraints provide for a narrow window of opportunity for the work to be done and if delayed, there may be an extended closure for up to a year with additional major costs involved. Legal staff advised of liability issues, based on the assessment and advice of expert opinions.

Staff responded to questions regarding the potential to open one lane early, the non-competitive procurement process, the timing for the tender process, and the current structural integrity. A similar situation was noted with the John Street bridge. The Committee supported this option as the most prudent, for safety and financial reasons.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Colin Campbell

- 1) **That the deputations by Phil Richardson, representing the Markham Residents for Responsible Community Planning and presenting a petition with 136 signatures in opposition to the closing of Main Street, and Zuzana Zila, regarding Main Street Markham South, Highway 407 to Highway 7, be received; and,**
- 2) That the report entitled “Main Street Markham South, Highway 407 to Highway 7” be received; and,
- 3) That the procurement process for the relocation of existing utilities for Main Street Markham South, Highway 407 to Highway 7, including design review and construction coordination be waived in accordance to Purchasing By-law 2004-341 Part II, Section 7, Non-competitive procurement (item b); and,
- 4) That the Director of Engineering be authorized to finalize the cost sharing of the proposed work with the utility companies, up to a total value of \$715,000.00 (inclusive of HST), in accordance to the Municipal Access Agreement; and,
- 5) That staff be authorized to issue Purchase Orders, for the City’s portion of work, to the various utility companies for the relocation of their existing facilities up to a total value of \$715,000.00, (inclusive of HST) to be funded from Capital Account 083-5350-14055-005 (Main Street Markham, Hwy 407 to Hwy 7); and,
- 6) That the Engineering Department Capital Administration Fee in the amount of \$32,175.00, inclusive of HST, be transferred to revenue account 640-998-8871 (Capital Admin Fees) from Capital Account 083-5350-14055-05 ((Main Street Markham, Hwy 407 to Hwy 7); and,
- 7) That Main Street Markham South, between James Scott Road and Hwy 7 be closed to traffic starting July 2, 2014 to December 31, 2014 to permit the bridge removal and reconstruction; and,

- 8) That staff report back to Committee on May 20, 2014 with the traffic management plan, communication plan, construction schedule and update on consultation with stakeholders; and,
- 9)\*\* **That staff report back to a future Development Services Committee meeting on the feasibility of creating the centre lane reversible and the implications on same; and,**
- 10) That staff be authorized to finalize mitigation measures for the Main Street Markham South residents as identified in the February 12, 2014 Public Liaison Committee (PLC) meeting; and further,
- 11) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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\*\* Amended by Council on March 25, 2014, to add Clause 9.

### **13. FUTURE URBAN AREA LANDOWNERS FUNDING AGREEMENT (5.0)**

#### **[Report](#)**

Rino Mostacci, Director of Planning and Urban Design, and Alan Brown, Director of Engineering, provided a brief overview and the highlights of the agreement.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the staff report entitled “Future Urban Area Landowners Funding Agreement” be received; and,
- 2) That Council approve the Future Urban Area (FUA) Funding Agreement principles as outlined in this report; and,
- 3) That Council approve in principle the financial contribution schedule outlined in this report with the funding contribution to be finalized to the satisfaction of the Chief Administrative Officer, Commissioner of Development Services, and Commissioner of Corporate Services; and,
- 4) That staff be directed to finalize the Funding Agreement with the participating landowners’ representatives of the FUA in north Markham, in accordance with the Funding Agreement principles and the financial contribution schedule to the satisfaction of the Chief Administrative Officer, Commissioner of Development Services, Commissioner of Corporate Services and the City Solicitor; and,

- 5) That Council authorize the Mayor and Clerk to execute a Landowners Funding Agreement and any subsequent amendments, for the funding of the master planning of the FUA in north Markham, with the participating landowners, in a form satisfactory to the Chief Administrative Officer, Commissioner of Development Services, Commissioner of Corporate Services, and the City Solicitor; and,
- 6) That Council approve in principle the enactment of an Area Specific Development charge bylaw for the FUA in north Markham at the appropriate time, so that participating landowners can recover an equitable share of their upfronted costs from the other non-participating landowners through the applicable Area Specific development charges by-law, in accordance with the *Development Charges Act, 1997, S.O. 1997, c.27*, and City's Development Charge Credit and Reimbursement Policy; and,
- 7) That a maximum 45% of the actual cost of the Phase 1 Subwatershed Studies (Characterisation), at approximately \$382,500.00, be funded from the City Wide Hard development charge reserve as outlined in this report, and staff be granted authority to reimburse these costs through the 2016 Capital Budget, subject to the completion of the subwatershed studies to the satisfaction of City staff, and the landowners' conformance to the Future Urban Area Funding Agreement; and,
- 8) That staff include the \$382,500 City Wide Hard development charge reimbursement in the 2016 Capital Budget; and,
- 9) That the FUA Subwatershed Studies awarded to AMEC Environmental & Infrastructure be increased from \$2,016,165.00 to an upset limit of \$2,367,280.73 (including 10% contingency and HST impact, an increase of \$351,115.73) subject to execution of the Funding Agreement; and,
- 10) That the Water Servicing Study awarded to WSP Canada Inc. (formerly Genivar Consultants) be increased from \$96,419.43 to \$114,059.43 (including 10% contingency and HST impact, an increase of \$17,640.00) subject to execution of the Funding Agreement; and,
- 11) That the Wastewater Servicing Study awarded to XCG Consultants Ltd. be increased from \$134,538.12 to \$293,458.13 (including 10% contingency and HST impact, an increase of \$158,920.01) subject to execution of the Funding Agreement; and,
- 12) That the Environmental Assessment Coordination Study award to Amos Environmental + Planning be increased from \$94,423.61 to \$109,294.31 (including 10% contingency and HST impact, an increase of \$14,870.70) subject to execution of the Funding Agreement; and,
- 13) That two new 2014 Capital Projects be created, with the final amounts subject to the finalization of the Future Urban Area Funding Agreement; and,

- a. FUA City Dedicated Staff Recovery – in the amount of \$2,184,767.00 to be funded from FUA Landowners Funding Agreement
  - b. FUA TRCA Staff Recovery – in the amount of \$808,500.00 to be funded from the FUA Landowners Funding Agreement; and,
- 14) That the Capital budget account for recommendations 9), 10), 11), and 12) be updated to reflect revised costs and funding sources as detailed in this report; and,
  - 15) That Council authorize the Mayor and Clerk to execute a DC Credit/Reimbursement Agreement(s) with the participating landowners for the reimbursement of the City Wide Hard and Area Specific development charges as outlined in this report; and,
  - 16) That the development phasing strategy for the FUA allow each participating landowners group (per concession block) to proceed with development in the first phase, with the program for phasing within each concession block to be confirmed, to the satisfaction of Council, in Phasing Plans, Secondary Plans and conditions of approval; and,
  - 17) That York Region be requested to interpret or modify its Official Plan to be consistent with Recommendation 16 as required; and further,
  - 18) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. NEW BUSINESS**  
**CORRESPONDENCE**  
**PLAN 65M3607 PT. LOT RP 65R33522 PT 2 (10.0)**

Moved by: Councillor Howard Shore

Seconded by: Councillor Carolina Moretti

That correspondence dated March 12, 2013 from the property owner for Plan 65M3607 Pt. Lot RP 65R33522 Pt. 2, be referred to staff.

CARRIED

**15. IN-CAMERA MATTERS**

**NOTE: DEVELOPMENT SERVICES COMMITTEE DID NOT RESOLVE INTO AN IN-CAMERA SESSION AND REFERRED THIS AGENDA DIRECTLY TO THE MARCH 25, 2014 COUNCIL MEETING.**

- (1) DEVELOPMENT SERVICES COMMITTEE IN-CAMERA MINUTES  
- February 25, 2014 (10.0)  
[Section 239 (2) (e,f) (e)]
- (2) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY  
THE MUNICIPALITY OR LOCAL BOARD (WARD 4) (8.0)  
[Section 239 (2) (c)]

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 4:38 PM.

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