



## Development Services Committee Minutes

February 25, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 4

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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

Regional Councillor Jim Jones  
Regional Councillor Gord Landon  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Brenda Librecz, Commissioner of Community & Fire Services  
Alan Brown, Director of Engineering  
Catherine Conrad, City Solicitor  
Regan Hutcheson, Manager, Heritage Planning  
Linda Irvine, Manager, Parks and Open Space Development  
Biju Karumanchery, Senior Development Manager  
Rino Mostacci, Director of Planning and Urban Design  
David Pearce, Manager, Real Property  
Gary Sellars, Senior Planner  
Tom Villella, Senior Project Coordinator  
Andrea Wilson-Peebles, Assistant City Solicitor  
Liz Wimmer, Senior Planner, Urban Design  
Kitty Bavington, Council/Committee Coordinator

### Regrets

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Councillor Carolina Moretti

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.

The Committee recessed from 12:15 pm to 1:15 pm.

The Committee welcomed students and teachers from Lincoln Alexander Public School.

### **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. UPDATE ON THE REVIEW OF PARKLAND  
DEDICATION BY-LAW, POLICIES AND PRACTICES (10.0)**  
[Presentation](#)

A staff report entitled “Recommendation Report, Update on the Review of Parkland Dedication By-Law, Policies and Practices – Final Recommendations, PR 11 126647” was presented as Item #8 on this agenda.

Jim Baird, Commissioner of Development Services, introduced this item. Tom Villella, Senior Project Coordinator, gave an overview of the project background and timelines, and a brief summary of the proposal. Mr. Villella thanked Markham staff, the consultants, and stakeholders that have participated in the review.

Ron Palmer, The Planning Partnership, gave a presentation entitled "Update on the Review of Parkland Dedication By-law, Policies and Practices", explaining the purpose of the study and providing background information. The presentation included the intensification area map from the new Official Plan and a detailed review of the proposed calculations. A comparison of the June 2013 proposal and the current proposal was provided, with respect to the density of development (FSI) and land value differential. In summary, the proposal promotes intensified development, is a fair and reasonable response to issues raised by the development industry balanced with the public interest, and it is appropriate, equitable, consistent, and aligns with Markham's Greenprint Plan.

Mr. Palmer and staff responded to questions from the Committee with respect to encouraging higher density, availability of rural land for parkland purposes, providing parkland within the urban centers in high-density areas, land banking/acquisition strategies, adjusting for increased land values, the cash-in-lieu reserve balance, Markham Centre park sites, and developers' preference to pay cash-in-lieu instead of providing land.

Tom Han, representing the South Unionville Residents Forum (SURF), gave a presentation to discuss concerns for high parkland costs and incentives for high density development. Mr. Han compared Markham's CIL rates to the GTA and suggested alternate uses of CIL funds to benefit home owners. Mr. Han referred to the policies of the Markham Integrated Leisure Master Plan and requested that park lands be located within the subject developments for the benefit of the residents.

Karen Rea discussed the calculation, floor premiums, and the low cost of Markham Centre lands bought by developers many years ago, suggesting a two-layered calculation based on recent and older land purchases.

Staff noted the proposed calculations are for high-density development, and that the City will continue to collect the maximum amount for low density development.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) **That the deputations by Tom Han, representing the South Unionville Residents Forum (SURF), and Karen Rea, regarding the Review of Parkland Dedication By-law, Policies and Practices, be received; and,**
- 2) That the presentation provided by Mr. Ron Palmer, The Planning Partnership entitled "Update on the Review of Parkland Dedication By-law, Policies and Practices" be received.

CARRIED

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- February 4, 2014 (10.0)**  
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Committee meeting held February 4, 2014, be confirmed.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- February 4, 2014 (10.0)**  
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

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

CARRIED

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

**January 21, 2014 (10.0)**

[January 21](#)

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.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Thornhill Area Revitalization Working Group meeting held on January 21, 2014, be received for information purposes.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES**

**- February 12, 2014 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Heritage Markham Committee meeting held February 12, 2014, be received for information purposes.

CARRIED

**6. 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 February 4, 2014, Development Services Committee deferred the Plan B Homes application to provide staff and the Ward Councillor the opportunity to meet with the 14<sup>th</sup> Avenue property owners in Box Grove to discuss sanitary sewer servicing of their lots. A memorandum was provided dated February 25, 2014 from the Director of Engineering.

Jim Baird, Commissioner of Development Services, provided a brief review of the subdivision proposal and noted issues relating to servicing.

Alan Brown, Director of Engineering, summarized the progress regarding the 14<sup>th</sup> Avenue Sanitary Servicing and discussed the concerns of the residents, the developer's offer to design the services for the residences, potential cost of connecting the residences, and cost recovery from the adjacent land developer for servicing section C to D. Staff will continue to work with the residents regarding the opportunity to connect, and will report back to the Committee in June.

Angelica Gutierrez, representing the Box Grove Community Association, requested sewers to be built at little or no cost to the limited number of residents on 14<sup>th</sup> Avenue from the Box Grove By-pass west to 9<sup>th</sup> Line. Ms. Gutierrez discussed compensation to the owners for the inconvenience of the construction by being included in the services that will be built. Ms. Gutierrez stated concerns for the lot sizes for Plan B Homes, the extension of Barter St., the added noise, pollution, and traffic congestion, and the development of lands to the east of the subject lands.

Amber Burke made a deputation to encourage the connection of the residences to the services, and objected to the impacts from the extension of Barter St., intensification, and increased traffic.

Trish Vrotsos, on behalf of her parents, Vangy and Paul Vrotsos, objected to the proposed lot size of Plan B Homes which will set a precedent, the potential impact on the heritage properties on 14<sup>th</sup> Avenue, and increased traffic, noise and construction. Ms. Vrotsos, referred to Markham's strategic planning priorities and recommended that the City consult with other levels of government and the developer to provide the necessary infrastructure to the residents of 14<sup>th</sup> Avenue.

Nadia Zuccaro, EMC Group Limited, representing Plan B Homes, displayed a lotting plan and elevations, and provided details of the proposed development. Regional driveway and road widening policies were discussed.

The Committee and staff discussed local improvements and past efforts to service houses on private septic systems, development policies for hamlets, protection of heritage interests, potential severances for surrounding properties, storm water management, and preservation of green space. The adjacent draft townhouse proposal and extension of Barter Street were also discussed.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That the deputations by Angelica Gutierrez of Box Grove Community Association, Amber Burke, Trish Vrotsos on behalf of Vangy and Paul Vrotsos, and Nadia Zuccaro representing Plan B 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** be received; 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 15 single detached units (55.5 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

**7. RECOMMENDATION REPORT  
ANGUS GLEN VILLAGE LTD.  
4071 MAJOR MACKENZIE DRIVE  
APPLICATIONS FOR REVISIONS TO DRAFT APPROVED  
PLAN OF SUBDIVISION 19TM - 03004 (PHASE 2D) AND  
AN IMPLEMENTING ZONING BY-LAW AMENDMENT  
SOUTHEAST CORNER OF MAJOR MACKENZIE DRIVE  
AND ANGUS GLEN BOULEVARD  
FILE NO.: SU/ZA 12 130341 (10.7, 10.5)  
[Report](#)**

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Gord Landon

- 1) That the report dated February 25, 2014 and entitled “RECOMMENDATION REPORT, Angus Glen Village Ltd., 4071 Major Mackenzie Drive, Applications for Revisions to Draft Approved Plan of Subdivision 19TM – 03004 (Phase 2D) and an implementing zoning by-law amendment, Southeast corner of Major Mackenzie Drive and Angus Glen Boulevard, File No.: SU/ZA 12 130341”, be received; and,
- 2) That revised draft plan of subdivision 19TM- 03004 (Phase 2D) submitted by Angus Glen Village Ltd., be draft approved subject to the conditions outlined in Appendix ‘A’; and,
- 3) That the application submitted by Angus Glen Village Ltd. to amend Zoning By- 177-96, as amended, be approved and the draft Zoning By-law amendment attached as Appendix “B”, be finalized and enacted without further notice; and,
- 4) That servicing allocation for a population of 99.9 persons (27 single detached units) be granted to plan of subdivision 19TM-03004 (Phase 2D) from the City of Markham 2011/2012 Servicing Allocation distribution; and,
- 5) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 6) That the Region of York be advised of the servicing allocation for this development; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. RECOMMENDATION REPORT  
UPDATE ON THE REVIEW OF PARKLAND  
DEDICATION BY-LAW, POLICIES AND PRACTICES  
– FINAL RECOMMENDATIONS  
PR 11 126647 (10.0)  
[Report](#)**

Ron Palmer of The Planning Partnership, gave a presentation entitled "Update on the Review of Parkland Dedication By-law, Policies and Practices" as Item # 1 on this agenda.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the Report entitled "Update on the Review of Parkland Dedication By-law, Policies and Practices – Final Recommendations – PR 11 126647", be received; and,
- 2) That the Final Report from The Planning Partnership entitled 'City of Markham Review of Parkland Dedication By-law, Policies and Practices, May 2013' (previously received by Development Services Committee), as further modified by the consultants' memorandum of December 11, 2013 (attached as **Appendix 1**), be received, and that it be utilized to provide guidance to Staff and Council in matters involving parkland dedication; and,
- 3) That the draft Parkland Dedication By-law attached as **Appendix 2** to this Report, including the recommended Adjusted Parkland Dedication Option for higher density development in intensification areas, be endorsed; and,
- 4) That the presentation by The Planning Partnership dated February 25, 2014 respecting the City of Markham Parkland Dedication Review, attached as **Appendix 3**, be received; and,
- 5) That Staff be directed to bring a final Parkland Dedication By-law forward for Council approval; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. REQUEST TO REMOVE RESTRICTIONS  
ON THE APPROVAL OF ADDITIONAL RESTAURANT  
FLOOR SPACE WITHIN THE COMMERCIAL CORE AREA  
OF HISTORIC UNIONVILLE- UNIONVILLE BUSINESS  
IMPROVEMENT AREA (AMENDMENTS TO UNIONVILLE  
CORE AREA SECONDARY PLAN AND ZONING BY-LAW)  
FILE 14 107181 (10.4, 10.5)**

[Report](#)

Jim Baird, Commissioner of Development Services, summarized the proposal to amend the restaurant floor space restrictions for certain types of restaurants, and permit additional retail uses within the Commercial Core Area of Historic Unionville.

Sharon Taylor Wood made a deputation to thank Council and staff, advising that 97% of the business support this initiative.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) **That the deputation by Sharon Taylor Woods in support of the proposal regarding Restaurant Floor Space within the Commercial Core Area of Historical Unionville be received; and,**
- 2) That the report entitled “Request to Remove Restrictions on the Approval of Additional Restaurant Floor Space within the Commercial Core Area of Historic Unionville – Unionville Business Improvement Area, (Amendment to Unionville Core Area Secondary Plan and Zoning By-law)”, dated February 25, 2014, be received; and,
- 3) That the Record of the Public Meeting held on February 4, 2014 with respect to the proposed amendments to the Official Plan (Unionville Core Area Secondary Plan) and Zoning By-law 122-72, as amended, be received; and,
- 4) That the proposed Official Plan Amendment (OP14 107181) and Zoning By-law Amendment (ZA 14 107181) initiated by the City of Markham, be approved, and the draft Official Plan and Zoning By-law amendments be finalized and enacted; and,
- 5) That the amendment to the Official Plan (Revised 1987) be forwarded to the Region of York as modifications to the new Official Plan adopted by Council on December 10, 2013; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. RECOMMENDATION REPORT  
CITY-INITIATED AMENDMENT TO THE SIGN BY-LAW  
(BOUNDARY OF SPECIAL SIGN DISTRICT FOR  
BUTTONVILLE HERITAGE CONSERVATION DISTRICT) (2.16, 16.11)  
[Report](#)**

Rino Mostacci, Director of Planning and Urban Design, and Regan Hutcheson, Manager of Heritage Planning, gave a brief explanation of the proposal to amend the sign By-law.

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

- 1) That the staff report dated February 25, 2014, titled “Recommendation Report, City-Initiated Amendment to the Sign By-law (Boundary of Special Sign District for Buttonville Heritage Conservation District)”, be received; and,
- 2) That the proposed amendment to the Sign By-law 2002-94, attached as Appendix ‘A’, be approved and enacted without further notice; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. NEW BUSINESS  
MARKHAM LIVE (MISTA) FINANCIAL UPDATE (10.0)**

The Committee discussed the outstanding financial update from the November 1, 2012 Markham Live (MISTA) meeting. Staff advised that the information update has been prepared; however there are no Markham Live issues or meetings pending to bring the information forward.

Moved by: Councillor Howard Shore

Seconded by: Councillor Alex Chiu

**That the outstanding financial update from the November 1, 2012 Markham Live (MISTA) meeting be brought forward to a Standing Committee.**

CARRIED

**12. NEW BUSINESS**  
**HERITAGE MARKHAM MINUTES, FEBRUARY 12, 2014**  
**11 EUCLID STREET, MARKHAM (16.11)**

The Committee determined that this was not an In-camera matter under Section 239 (2)(b) of the Municipal Act, [Section 239 (2) (b)] (personal matters about an identifiable individual) and brought it forward in open session.

A Committee member discussed the responsibilities of the prior and current owners of 11 Euclid Street with respect to renovations to the heritage building. Staff advised that the current site plan application for a substantial addition was delegated to the Director of Planning for approval and if the applicant did not wish to implement the Heritage Markham recommendations the matter could either be sent back to Heritage Markham for reconsideration or referred to a future Development Services Committee. The Committee provided no directions in this regard.

**13. IN-CAMERA MATTERS**

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alan Ho

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  
- January 21, 2014 (10.0)  
[Section 239 (2) (e, e, (e,f), (e,f), b, f,(e, f))]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS  
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR  
LOCAL BOARD (5.0, 8.0)  
[Section 239 (2) (e)] (Minutes of Settlement)

CARRIED

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That the Development Services Committee rise from in-camera at 1:38 PM.

CARRIED

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 1:48 PM.

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