



Development Services Committee Minutes

February 4, 2014, 10:30 AM to 3:00 PM

Council Chamber

Meeting No. 3

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
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
Alan Brown, Director of Engineering
Catherine Conrad, City Solicitor
Lilli Duoba, Manager, Natural Heritage
Scott Heaslip, Senior Project Coordinator
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
Ruth Rendon, Senior Planner, Natural Heritage
Liz Wimmer, Senior Planner, Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
Councillor Carolina Moretti

The Development Services Committee convened at the hour of 10:33 AM 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 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.

Councillor Valerie Burke disclosed an interest with respect to New Business, Item No. 11 regarding Thornhill Revitalization, 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. DEVELOPMENT SERVICES COMMITTEE MINUTES
- January 14 and January 21, 2014 (10.0)
[January 14](#) [January 21](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Gord Landon

That the minutes of the Development Services Committee meetings held January 14 and January 21, 2014, be confirmed.

CARRIED

2. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- January 14, 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 January 14, 2014, be confirmed.

CARRIED

3. MAIN STREET MARKHAM COMMITTEE MINUTES
- November 20, 2013 (16.0)
[Minutes](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Gord Landon

That the minutes of the Main Street Markham Committee meeting held November 20, 2013, be received for information purposes.

CARRIED

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

January 13, 2014 (10.0)

[January 13](#)

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 meetings held on January 13, 2014, be received for information purposes.

CARRIED

**5. UNIONVILLE SUB-COMMITTEE MINUTES
(MARKHAM CENTRE MOBILITY HUB STUDY
REVISED SCOPE OF WORK)**

- January 21, 2014 (10.0)

[Minutes](#)

[ARUP Presentation](#) – Online only (Hard copy is available for viewing in Clerk's Department)

For background information, see following attachments:

- Staff report entitled "Markham Centre Mobility Hub Study Revised Scope of Work" presented at the June 18, 2013 Development Services Committee meeting.

[Report](#) [Appendix A](#) [Appendix B](#)

- June 26, 2013 Council extract adopting the recommendation from the June 18, 2013 Development Services Committee meeting.

[June26CouncilExtract](#)

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Gord Landon

- 1) That the minutes of the Unionville Sub-Committee meeting held January 21, 2014, be received for information purposes; and,
- 2) That the following recommendation from the January 21, 2014 minutes be endorsed:

- ** "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 \$290,765.00, inclusive of HST, (from \$369,197 to \$659,962) to cover the proposed expanded scope of work as detailed in this report, and be funded from Capital Account 640-101-5699-10577 (Markham Centre Mobility Hub) **subject to the approval of subcontractors by the Commissioner of Development Services** be approved; and,

That the Unionville Subcommittee be appointed as the Mobility Hub Steering Committee and provide regular updates to the Development Services Committee".

CARRIED

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- ** Amended by Council on February 11, 2014 to add the following to Clause 2:

“subject to the approval of subcontractors by the Commissioner of Development Services”

6. CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES
-November 21, 2013 and January 16, 2014 (16.34)
[November 21](#) [January 16](#) [Book 18 Designs](#)

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Gord Landon

- 1) That the following recommendation from the January 16, 2014 CPAC meeting be received and forwarded to City of Markham and Region of York staff for review and report back to CPAC:**

"Whereas on October 22, 2013 there was a commitment from Regional staff to build a unidirectional in-boulevard bicycle facility between Town Centre Blvd. and Sciberras Rd. at sidewalk level, separated from the sidewalk and separated from motorized vehicles; and,

Whereas this showcase facility located in Markham Centre will attract a larger group of cyclists of all ages; and,

Whereas the vision for Markham Centre is to support active transportation and transit; and,

Whereas the Final Draft OTM Book 18 offers two options to treat in-boulevard bike facilities at a signalized intersection: Figure 4.86 (transition to conventional on-road bike lane) **or** Figure 4.87 (carried through an intersection, also known as a Cross Ride); and,

Whereas the Final Draft Book 18 is soon to be finalized and shortly to be followed by an amendment to the Highway Traffic Act Section 144(29) to allow Cross Rides; and,

Whereas Figure 4.87 is more cyclist friendly, provides more separation from traffic and offers less interference with a curb side bus stop; and,

Whereas York Region's "Designing Great Streets: Context Sensitive Solutions" recommends a speed limit of 40-50 km/hr. for "Urban Centre" Regional Road; and,

Whereas the speed limit on Highway 7 east of Sciberras Road is 50 km/hr; and,

Now therefore be it resolved:

- a) That the Cycling and Pedestrian Advisory Committee (CPAC) strongly endorses Cross Rides as per figure 4.87 of Ontario Traffic Manual (OTM) Book 18 at signalized intersections and private driveways between Town Centre Blvd. and Sciberras Rd.; and,
 - b) That a speed limit of 50 km/hr. for Highway 7 in Markham Centre be confirmed; and further,
 - c) That Markham Council support this resolution and forward a copy to York Regional Council for action."; and,
- 2) That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held November 21, 2013 and January 16, 2014, be received for information purposes.

CARRIED

**7. LITCHFIELD DEVELOPMENTS LIMITED
(LANTERRA DEVELOPMENTS)
4116, 4128 AND 4142 HIGHWAY 7
(NORTH SIDE, WEST OF SCIBERRAS ROAD)
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS AND DRAFT PLAN OF SUBDIVISION
TO PERMIT A TOWNHOUSE DEVELOPMENT
FILE NOS. OP 13 125529, ZA 13 125529, SU 13 125529 (10.3, 10.5, 10.7)
[Report](#)**

The Ward Councillor requested that this matter be deferred for two months, to facilitate a meeting with the applicant and a community information meeting. Schematics for the two adjacent businesses, and Secondary Plan details were requested when this matter comes forward.

Moved by Councillor Don Hamilton

Seconded by Councillor Alex Chiu

That the Applications by Litchfield Developments Limited (Lanterra Developments), for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a townhouse development,” be deferred for two months to provide the Ward Councillor an opportunity to meet with the applicant and the community.

CARRIED

**8. PRELIMINARY REPORT
APPLICATION FOR ZONING BY-LAW AMENDMENT BY
JCY DEVELOPMENT CORPORATION TO REZONE
9721 KENNEDY ROAD TO PERMIT A 34 UNIT LOW RISE RESIDENTIAL
CONDOMINIUM DEVELOPMENT INCLUDING
THE RESTORATION OF A HERITAGE DWELLING
FILE NO: ZA 13 121844 (10.5)**

[Report](#)

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Gord Landon

- 1) That the report dated February 4, 2014, entitled “PRELIMINARY REPORT, Application for Zoning By-law Amendment by JCY Development Corporation to rezone 9721 Kennedy Road to permit a 34 unit low rise residential condominium development including the restoration of a heritage dwelling, File No: ZA 13 121844”, be received; and,
- 2) That a Public Meeting be held to consider the application for Zoning By-law Amendment by JCY Development Corporation to rezone 9721 Kennedy Road to permit a 34 unit low rise residential condominium development including the restoration of a heritage dwelling, 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

9. 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 14TH AVENUE AND 6805 14TH AVENUE FILE NOS. ZA 12 127915 & SU 12 127915 (10.5, 10.7)
[Report](#)

Jim Baird, Commissioner of Development Services, gave a brief introduction to this matter and addressed comments received from some residents regarding servicing options.

The Ward Councillor requested deferral to the Development Services Meeting on February 25, 2014.

Moved by Councillor Logan Kanapathi
Seconded by Mayor Frank Scarpitti

- 1) **That correspondence from Ricky Tsui and Angelica Gutierrez, regarding Plan B Homes Inc., and 2381423 Ontario Inc., be received; and,**
- 2) That the applications by Plan B Homes Inc., and 2381423 Ontario Inc., Zoning Amendment and Draft Plan of Subdivision Applications to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue, File Nos. ZA 12 127915 & SU 12 127915,” **be deferred to Development Services Committee on February 25, 2014.**

CARRIED

**10. BIRD FRIENDLY GUIDELINES
RECOMMENDATION REPORT (10.0)**

[Report](#) [AppB](#) [AppC](#)

[Appendix A](#) - Bird Friendly Guidelines (January 2014) is available on-line only
(Hard copy of Appendix A is available for viewing in Clerk's Department)

Ruth Rendon, Senior Planner, Natural Heritage, gave a brief introduction to the Bird Friendly Guidelines Study and process.

Sarah Mainguy, North-South Environmental Inc., provided a short presentation of the contents of the Guidelines.

Ms. Rendon reviewed the staff recommendations:

- Ensure access and availability of the Guidelines;
- Incorporate bird friendly treatments into the Site Plan Approval process;
- Continue to be proactive in both the retrofit of existing municipal buildings and the design of new municipal buildings;
- Prepare an education and outreach program; and,
- Review and update the Bird Friendly Guidelines periodically.

Implementation and next steps include:

- Update Site Plan Approval process to include the BFG specifications checklist
- Support the development of an Education and Outreach program as needed.

The Committee thanked staff and the consultants for their work on this project.

Moved by Councillor Valerie Burke

Seconded by Councillor Don Hamilton

- 1) That the staff report entitled “Bird Friendly Guidelines Recommendation Report” dated February 4, 2014, be received; and,
- 2) That the report entitled “Bird Friendly Guidelines (January 2014)” prepared by North-South Environmental Inc. be endorsed and used in the City’s site plan approval process; and,
- 3) That Staff be directed to implement the Bird Friendly Guidelines in the following manner:
 - i. ensure access and availability of Bird Friendly Guidelines to all parties involved in the development approval processes;
 - ii. incorporate bird friendly treatments into the City’s Site Plan Approval process through use of a Bird Friendly Specification Checklist that identifies requirements;
 - iii. continue to be proactive in both the retrofit of existing municipal buildings and the design of new municipal buildings with bird friendly treatments; where needed and appropriate; and where budgets permit; while taking into consideration the function and design of building;
 - iv. prepare an education and outreach program to encourage bird friendly treatments of existing private buildings and residential properties; and,
 - v. review and update the Bird Friendly Guidelines periodically (eg. every five years) to address any new best management practices; and,
- 4) **That a copy of the Guidelines be sent to Prime Minister Stephen Harper, Premier of Ontario Kathleen Wynne, Minister of Municipal Affairs and Housing, all York Region MPs and MPPs, all York Region Municipalities, the Association of Municipalities of Ontario (AMO), and the Federation of Canadian Municipalities (FCM), to heighten awareness; and further,**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. NEW BUSINESS
THORNHILL REVITALIZATION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
FORMER CANAC KITCHEN SITE, 360 JOHN STREET (10.5)**

Councillor Valerie Burke disclosed an interest with respect to Item No. 11 regarding Thornhill Revitalization, 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.

Councillor Howard Shore requested staff be authorized to hold a statutory Public Meeting on the Official Plan and Zoning By-law Amendments for the former Canac Kitchen Site at 360 John Street, in order to expedite this matter. A preliminary Staff Report will be provided prior to the Public Meeting.

Moved by: Councillor Howard Shore

Seconded by: Mayor Frank Scarpitti

- 1) **That a Public Meeting be held to consider the Official Plan and Zoning By-law Amendments for the former Canac Kitchen Site at 360 John Street; and,**
- 2) **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:15 AM.

Alternate formats for this document are available upon request.
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