



Development Services Committee Minutes

January 14, 2014

Immediately following Special Council Meeting starting at 9:00 AM

Council Chamber

Meeting No. 1

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Carolina Moretti
Vice-Chair: Councillor Alex Chiu

Transportation Issues

Chair: Regional Councillor Gord Landon
Vice-Chair: Councillor Alan Ho

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Alan Brown, Director of Engineering
Rick Cefaratti, Planner II
Catherine Conrad, City Solicitor
Biju Karumanchery, Senior Development Manager
Rino Mostacci, Director of Planning and Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Alex Chiu

The Development Services Committee convened at the hour of 11:07 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation items, Nos. 1 and 2.

The Committee recessed at 1:03 p.m. and reconvened at 2:00 p.m.

Disclosure of Pecuniary Interest – None Declared

1. DENISON STREET EXTENSION - FEASIBILITY STUDY (5.10)

[Presentation](#)

Alan Brown, Director of Engineering, provided background information on this initiative arising from public concerns regarding east-west congestion in Box Grove.

Martin Scott, Manager, Municipal Road Design, McCormick Rankin, a member of the MMM Group, gave a presentation entitled "Denison Street Extension - Feasibility Study". Mr. Scott outlined existing and future transit, future residential developments, three alignment alternatives, and next steps.

The Committee discussed the options, constraints, impact on the Rouge National Urban Park, future development of the Remington lands, protection of the valley lands, pathway routes, a potential intersection for Don Cousens Parkway at Ninth Line, impacts from the bridge, improvements to Steeles Avenue, and Environmental Assessment issues. Staff were requested to review another alternative suggested as 2A (alignment 2 connecting to Ninth Line at alignment 1) at the future EA study stage.

Staff advised that this project has been included in the 2015 budget to commence the next steps.

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

- 1) That the presentation provided by Martin Scott, Manager, Municipal Road Design, McCormick Rankin, a member of the MMM Group entitled "Denison Street Extension - Feasibility Study" be received; and,
- 2) That staff be directed to review an alternative suggested as 2A (alignment 2 connecting to Ninth Line at alignment 1) at the future EA study stage.

CARRIED

2. SETTING SPEED LIMITS ON REGIONAL ROADS (5.10)

[Presentation](#)

This item was deferred to a future meeting.

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- December 3, 2013 (10.0)**

[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Committee meeting held December 3, 2013, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- December 3 and December 9, 2013 (10.0)**

[December 3](#) [December 9](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Public Meeting, held December 3 and December 9, 2013, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES
- December 11, 2013 and January 8, 2014 (16.11)**

[December 11](#) [January 8](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Heritage Markham Committee meeting held December 11, 2013 and January 8, 2014, be received for information purposes.

CARRIED

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

-October 17, 2013 (16.34)

[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held October 17, 2013, be received for information purposes.

CARRIED

7. AGRICULTURAL ADVISORY COMMITTEE MINUTES

- November 14 and December 5, 2013 (16.34)

[November 14](#) [December 5](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Agricultural Advisory Committee meeting held November 14 and December 5, 2013, be received for information purposes.

CARRIED

**8. 2013 FOURTH QUARTER UPDATE
OF THE STREET NAME RESERVE LIST (10.14)**
[Report](#)

Moved by: Regional Councillor Gord Landon
Seconded by: Deputy Mayor Jack Heath

That the updated Street Name Reserve List for the fourth quarter of 2013, attached as Appendix 'A' to the January 14, 2014 staff report titled '2013 Fourth Quarter Update of the Street Name Reserve List', be received.

CARRIED

**9. INFORMATION REPORT
REQUEST BY TIMES GROUP
FOR RELEASE OF LETTER OF CREDIT NO. GTECGT030013
APPLYING TO 10 SUNCREST BLVD.,
LEITCHCROFT COMMUNITY (SC 02 109704) (10.0, 7.0)**
[Report](#)

Moved by: Regional Councillor Gord Landon
Seconded by: Deputy Mayor Jack Heath

- 1) That the Recommendation Report titled "Request by Times Group for release of Letter of Credit No. GTECGT030013, applying to 10 Suncrest Blvd., Leitchcroft Community, File SC 02 109704", be received; and,
- 2) That the Times Group's request for release of Letter of Credit No. GTECGT030013 be granted and the site plan agreement be declared null and void and released from the title of the property; and,
- 3) That Times Group assume all costs associated with any refund of Letter of Credit No. GTECGT030013 and the release of the site plan agreement from the title of the property; and,
- 4) That the Times Group be advised that the property remains designated and zoned for employment uses, and that it is intended that the site be developed for future office and other permitted uses to the satisfaction of Council; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. RECOMMENDATION REPORT
APPLICATION FOR SITE PLAN APPROVAL
BY FONTUR INTERNATIONAL INC. FOR A
BELL CANADA MONOPOLE TELECOMMUNICATION TOWER
AND ASSOCIATED EQUIPMENT COMPOUND AT
9255 WOODBINE AVENUE
(SC 13 110509) (10.6)**

[Presentation](#) [Report](#) [Memo + Correspondence](#) [Correspondence after November 5](#)

On November 5, 2013 Development Services Committee deferred consideration of the above subject matter. The Committee was provided with a staff memo dated November 5, 2013 and correspondence and petitions from residents. Additional correspondence and a petition were received at the meeting.

Jim Baird, Commissioner of Development Services, provided an explanation of the regulatory authority and process, industry guidelines for cell towers, and described the proposed tower, consultation process, and comments received.

James Kennedy, Fontur International Inc. on behalf of Bell Canada, was in attendance to make a presentation. Mr. Kennedy identified the proposed location for the 20-metre flagpole installation; the area of network coverage; public consultation that resulted in three attendees and no objections; and the subsequent expanded notice program resulting in a petition of objection from residents 500m. away. Mr. Kennedy spoke to health and safety issues and the Safety Code 6 standards and output measurements, visual impacts, and landscape screening.

Jim Kwan made a deputation in opposition, referring to the petition submitted by the residents and health issues identified by the World Health Organization.

Macky Lau spoke in opposition to the proposed tower, stating her opinion that it would be too close to the community and the busy plaza, and suggesting that many residents were not notified.

Weiyi Guan spoke in opposition and referred to petitions submitted to different levels of government. Ms. Guan discussed health issues and safety standards.

Ward Councillor Alan Ho responded to statements made by the deputants regarding his opposition to the proposal and the expanded notice range. Councillor Ho stated that he had received many letters of objection with respect to health and safety issues, the lack of research, and the proximity to schools, and he recommended deferral of the proposal.

Daniel Leung made a deputation in opposition, and expressed concern for the notice provided.

Bin Zhou spoke in opposition and suggested the safety standards should provide a minimum separation distance of 400m from schools.

Mr. Kennedy responded to questions from the Committee regarding co-locating and multi-purpose poles, Health Canada's standards and measurements, the option to build lower towers that by-pass consultation with the City, European research, and the distance to the nearby temple.

Mr. Kennedy confirmed that Safety Code 6 had been updated in 2008, and was based on 40,000 studies.

The Committee recognized the growing need for cell service and the few locations available for towers. A Task Force or Public Work Session was suggested, including members of the public, local MPs, and representatives of Industry Canada and Health Canada, to review and determine policies for the location of cell towers. It was agreed to refer this Site Plan application to the Work Session. It was also suggested that responses be pursued from the MPs that had been petitioned on this matter.

Mr. Kennedy expressed support for the Task Force initiative, and committed to deferring any further action on this application until the results from the Task Force have been determined.

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

- 1) **That correspondence and petitions in opposition to the proposed Telecommunication Tower at 9255 Woodbine Avenue, be received; and,**
- 2) **That the deputations by Jim Kwan, Macky Lau, Weiyi Guan, Daniel Leung and Bin Zhou in opposition to the proposed telecommunications tower, be received; and,**
- 3) That the presentation by James Kennedy of Fontur International Inc. on behalf of Bell Canada, regarding the proposed telecommunications tower, be received; and,
- 4) That the report dated November 5, 2013, entitled “Application for Site Plan Approval by Fontur International Inc. for a Bell Canada Monopole Telecommunication Tower and associated equipment compound at 9255 Woodbine Avenue, File SC 13 110509”, be received; and,
- 5) **That the Site Plan application and telecommunication tower policies be referred to a Public Work Session within 90 days, inviting the local MPs and representatives of Industry Canada, Health Canada, and major industry carriers; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. FEDERAL GOVERNMENT SUPPORT OF THE
YONGE STREET NORTH SUBWAY EXTENSION (5.0)**

Correspondence

Councillor Valerie Burke and Mayor Frank Scarpitti spoke of the importance of the Yonge Street North Subway Extension.

It was suggested that a comprehensive GTA transit summit be held; however, the focus of this item is the Yonge Street Subway.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Valerie Burke

That the correspondence dated December 16, 2013 from Jeffrey A. Abrams, City Clerk, City of Vaughan regarding the "Federal Government Support of the Yonge Street North Subway Extension" be received.

CARRIED

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Valerie Burke

Whereas Metrolinx has identified the Yonge Subway Extension (Finch Avenue to Hwy. 7) as a “priority” project in their Big Move update; and,

Whereas Markham Council has endorsed the Yonge Subway Extension; and,

Whereas VIVA and TTC has completed the Environmental Study and conceptual design for the Yonge subway; and,

Whereas funding is required (\pm \$100 million) for VIVA/TTC to proceed with preliminary design; and,

Whereas the Region of York, City of Markham, City of Vaughan, Town of Richmond Hill and City of Toronto require the subway extension to accommodate existing and future transit needs; and,

Whereas the Provincial Government has completed its Investment Strategy for the Big Move Transit Plan; and,

Whereas the Government of Canada has committed to development a “Building Canada Fund” for Infrastructure Funding;

Now therefore be it resolved;

- 1) That the Federal and Provincial Governments be requested to provide funding in 2014 for the preliminary design of the Yonge Subway Extension to proceed; and,
- 2) That the Prime Minister of Canada and federal Ministers of Finance, Transportation and Infrastructure, Communities and Intergovernmental Affairs, along with the Premier of Ontario and provincial Ministers of Finance and Infrastructure and Transportation, along with the local MP/MPPs, and York Region, City of Vaughan, Town of Richmond Hill, City of Toronto and Metrolinx be advised accordingly.

CARRIED

NEW BUSINESS

**12. CABOTO MEADOWS INC.
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
AND PLAN OF SUBDIVISION
311 & 313 HELEN AVENUE
FILES OP/ZA/SU 13-127998
(10.3, 10.5, 10.6)**

The Committee was requested to authorization a Public Meeting for Official Plan and Zoning By-law amendments and Plan of Subdivision for Caboto Meadows Inc. Staff will provide a preliminary report prior to the Public Meeting.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Official Plan and Zoning By-law Amendments and Plan of Subdivision, Files OP/ZA/SU 13-127998 by Caboto Meadows Inc.; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

13. RIGHT OF ENTRY FOR PROPERTY MAINTENANCE (10.0)

A Committee member questioned if maintenance easements or other remedies are available to property owners that need to access neighbouring properties for the purpose of maintaining or repairing their own properties. Staff will report back on current practices and any remedies available to property owners.

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:27 PM.

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