



Development Services Committee Minutes

January 21, 2014, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 2

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
Jim Baird, Commissioner of Development Services
Ronji Borooah, City Architect
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Don De Los Santos, Manager, Markham Small Business Centre
Scott Heaslip, Senior Project Coordinator
Richard Kendall, Manager, Central District
Brian Lee, Senior Manager, Special Projects
Sepideh Majdi, Senior Development Engineer
Rino Mostacci, Director of Planning and Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Carolina Moretti assumed the Chair for Economic Development item, No. 5. Regional Councillor Gord Landon assumed the Chair for Transportation item, No. 1.

The Committee welcomed visiting Grade 5 students from Wismer Public School.

Disclosure of Pecuniary Interest – None Declared

**1. STOUFFVILLE CORRIDOR RAIL
SERVICE EXPANSION (5.0)**

[Presentation](#)

Trevor Anderson, Manager, Environmental Assessment, GO Transit, a Division of Metrolinx, introduced his team members in attendance, and gave a presentation entitled "Stouffville Corridor Rail Service Expansion". The presentation included a problem statement, an outline of the study purpose, a corridor overview, the scope of the proposed expansion, corridor opportunities, the GO Transit Class EA, public and municipal consultation, and feedback.

Mr. Anderson explained the environmental studies and key findings. Peak AM ridership is anticipated to be over 11,000 by 2025, and the train volume for this peak time will increase from the current number of 15, to 52, with additional track segments between Scarborough Junction to Unionville GO station, and station improvements to existing stations. Next steps include holding Public Information Centers No. 2 in January, and an Environmental Study Report will be filed in the next few months. Implementation of this project is contingent on dedicated funding tools and Metrolinx investment strategy.

Peter Miasek, representing Transport Action Ontario (TAO), identified several comments and recommendations that are being submitted to GO:

- Extend study area to Major Mackenzie
- Electrification
- Additional stations should be considered
- Road-rail grade separations should be studied for arterial roads
- Rail-rail grade separation at Scarborough Junction

The Committee discussed the TAO 'subway' approach and options for the subway/downtown relief line, and requested Mr. Miasek provide a written statement with details and impacts of the points that relate to Markham.

With respect to the recent presentation from the development community, Mr. Anderson confirmed that GO is working with the landowners group. Mr. Anderson also commented on the deputation from TAO and questions from the Committee:

- subsidies from the province and maximizing revenue opportunities to reduce the subsidies
- accommodating increased traffic and getting riders to the stations with other modes of transportation
- structured parking and aerial rights
- anticipated capital costs
- timeline for the project to commence within 7 to 10 years
- affordability and increasing ridership
- whistle cessation
- potential Parking Authority
- potential 407 overpass from the Unionville station
- connecting to the Lakeshore and other lines
- installing intelligent tracks and intelligent systems for faster, more frequent service
- consideration of land use planning issues
- constraints from residential developments and Rouge National Urban Park

Staff commented on previous reports and workshops on this issue, and advised that an update staff report will be presented in the near future, and will include any additional response submissions from TAO.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alan Ho

- 1) **That the deputation and written submission by Peter Miasek, representing Transport Action Ontario, with comments regarding the Stouffville Corridor Rail Service Expansion, be received; and,**
- 2) That the presentation provided by Mr. Trevor Anderson, Manager, Environmental Assessment, GO Transit a Division of Metrolinx entitled "Stouffville Corridor Rail Service Expansion" be received.

CARRIED

**2. HERITAGE WEEK 2014
FEBRUARY 16 TO FEBRUARY 22, 2014 (16.11)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report entitled "Heritage Week 2014, February 16-22, 2014" dated January 21, 2014, be received; and,
- 2) That the week of February 16-22, 2014 be proclaimed as Heritage Week in the City of Markham; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution, including the community outreach measures outlined in the report.

CARRIED

3. RECOMMENDATION REPORT
1820266 ONTARIO INC. (TIMES GROUP INC.)
4002/4022 HIGHWAY 7 (EAST SIDE OF VILLAGE PARKWAY,
NORTH OF HIGHWAY 7)
APPLICATIONS FOR SITE PLAN APPROVAL FOR
TWO ADJOINING RESIDENTIAL DEVELOPMENTS
FILE NOS.: SC 13 126372 (APARTMENT/TOWNHOUSE
DEVELOPMENT AT THE NORTH-EAST CORNER OF
HIGHWAY 7 AND VILLAGE PARKWAY)
SC 13 134515 (TOWNHOUSE DEVELOPMENT ON
THE EAST SIDE OF VILLAGE PARKWAY,
ONE BLOCK NORTH OF HIGHWAY 7) (10.6)

[Report](#) [Site Plan - Renderings](#)

Jim Baird, Commissioner of Development Services, gave a brief introduction of this matter, advising of the recent OMB hearing decision, and that staff consider the proposal to be acceptable.

Jeff Green of Malone Givens Parsons, representing Times Group Inc., displayed site plans and renderings of the proposed buildings.

The Committee discussed the connection of Fitzgerald Road to Village Parkway, the round-about, and mitigating traffic impacts. Staff will review the traffic figures and potential traffic calming strategies. A collaboration between the three developers was recommended, as well as consideration for seniors' needs and creating a more pedestrian friendly design. It was confirmed that interlocking brick will be used instead of asphalt in front of the units.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) That the staff report dated January 21, 2014 titled "1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (east side of Village Parkway, north of Highway 7), Applications for site plan approval for two adjoining residential developments" be received; and,
- 2) That servicing be allocated to the developments, as follows:
 - 67.7 townhouses from the pre-2011/12 allocation
 - 4.3 townhouses from the 2011/12 allocation
 - 23 apartments from the 2013 allocation
 - 232 apartments from the 2015 allocationin accordance with the Region of York's "Sustainable Development Through LEED" program; and,

That the Region of York be advised of the servicing allocation for these developments; and,

- 3) That site plan application SC 13 126372 (apartment/townhouse development at the north-east corner of Highway 7 and Village Parkway) be endorsed, in principle, and that site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plans “approved”) when the following conditions have been met:
- i. Plan of subdivision 19T-93010 has been registered.
 - ii. The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘A’ to the January 21, 2014 staff report.
 - iii. The Owner has provided the City with the required payment of 60% planning processing fees and 40% engineering processing fees in accordance with the City’s applicable Fee By-law.
 - iv. The holding provision has been removed from the zoning of the lands in accordance with the provisions of the by-law; and,

That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and,

- 4) That site plan application SC 13 134515 (townhouse development on the east side of Village Parkway, one block north of Highway 7) be endorsed, in principle, and that site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plans “approved”) when the following conditions have been met:
- i. Plan of subdivision 19T-93010 has been registered.
 - ii. The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix ‘B’ to the January 21, 2014 staff report.
 - iii. That the Owner provide the City with the required payment of 60% planning processing fees and 40% engineering processing fees in accordance with the City’s applicable Fee By-law.
 - iv. The holding provision has been removed from the zoning of the lands in accordance with the provisions of the by-law; and,

That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,

- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. RECOMMENDATION REPORT
SHERIDAN NURSERIES LIMITED
4077/4101 HIGHWAY 7 (SOUTH SIDE OF HIGHWAY 7
EAST OF BIRCHMOUNT ROAD)
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND REZONING TO PERMIT A MIXED-USE DEVELOPMENT
(FILES: ZA 12 111289 AND SU 12 111289) (10.7, 10.5)
[Report](#) [Attachment](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Precinct Plan](#)**

Jim Baird, Commissioner of Development Services, provided a brief introduction for this development consisting of 1225 residential units, commercial uses, two park blocks, and valley lands. The overall height and density is deemed to be acceptable by staff in the context of the Markham Centre Secondary Plan and the new Official Plan. Development will occur over several years. The Plan of Subdivision and Zoning are being considered at this time, and additional approval for site plans will be required at a later stage. Traffic studies have been done.

Mr. Victor Lind of Lind Land Management, representing Sheridan Nurseries Limited, gave an overview presentation of the Precinct Plan and responded to questions. Several consultant representatives of the applicant were in attendance.

The Committee discussed the concerns identified in correspondence received from adjacent land owners, and staff will review these issues. Comments were provided regarding building orientation, shadowing, the valley lands, and on-boulevard cycling, for consideration at the site plan stage.

Staff provided an update on the Highway 7 traffic lights at this location. Regional representatives were requested to pursue the operations of the traffic lights on Highway 7 as soon as possible.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submissions by Paul William Young and Mohamed Maherali regarding the application by Sheridan Nurseries Limited, 4077/4101 Highway 7, be received; and,**
- 2) That the report dated January 21, 2014 titled “Recommendation Report, Sheridan Nurseries Limited, 4077/4101 Highway 7, Applications for draft plan of subdivision and rezoning to permit a mixed-use development,” be received; and,
- 3) That the record of the Public Meeting held on May 21, 2013 regarding the applications for approval of Draft Plan of Subdivision and implementing Zoning By-law be received; and,
- 4) That Council endorse the precinct plan, dated August 2013, prepared by Lind Urban Land Management and others for the Sheridan Nurseries lands, attached as Appendix ‘A’; and,

- 5) That the application submitted by Sheridan Nurseries Limited to amend Zoning By-law 304-87 and By-law 2004-196, as amended, be approved and the draft by-laws attached as Appendix 'B' be finalized and enacted without further notice; and,
- 6) That the modeling forecasts for Markham Centre be updated to reflect the increased residential unit count resulting from the approval of the proposed development; and,
- 7) That the draft plan of subdivision 19TM-12008 submitted by Sheridan Nurseries Limited, be draft approved subject to the conditions outlined in Appendix 'C'; and,
- 8) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix 'C' as may be amended by the Director of Planning and Urban Design; and,
- 9) That draft plan approval for plan of subdivision 19TM-12008 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,
- 10) That the name "Sheridan Street" be reserved for the north-south local road running along the west side of the property; and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. 2013-15 ONTARIO YOUTH JOBS
STRATEGY ENTREPRENEURSHIP PROGRAM FUNDING
FOR NEW YOUTH PROGRAM AT MSBC (10.16)**
[Report](#)

Don De Los Santos, Manager, Markham Small Business Centre, explained the initiatives being proposed for the new Youth Program at the MSBC. As part of the 2013 Provincial budget, funds are being provided for a Youth Jobs Strategy aimed at addressing the high rate of unemployment among youth in Ontario. Markham will be receiving a one-time grant of \$95,000 to fund additional program staffing at MSBC.

Staff responded to question regarding promotion of the program, eligibility, and other similar programs. Outreach opportunities were discussed.

Moved by: Councillor Howard Shore

Seconded by: Regional Councillor Jim Jones

- 1) That the report entitled "2013-15 Ontario Youth Jobs Strategy Entrepreneurship Program Funding for New Youth Program at MSBC" be received and endorsed; and,

- 2) That MSBC hire a 2-year contract staff to be funded by the Ministry of Economic Development, Trade and Employment Youth Jobs Strategy Program in the total amount of \$95,000, subject to execution of the Agreement noted below; and,
- 3) That the City of Markham enter into an Agreement with the Province pertaining to funding arrangements, roles, responsibilities and commitments under this program; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

6. IN-CAMERA MATTERS

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

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
- DECEMBER 3, 2013 (10.0)
[Section 239 (2) ((e, e, (e,f), (e,f), b, f) e)]
- (2) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY
OR LOCAL BOARD [Section 239 (2) (e)]
ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING
COMMUNICATIONS NECESSARY FOR THAT PURPOSE [Section 239 (2) (f)]
(CRB - Ward 1 (10.13, 16.11))

CARRIED

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Don Hamilton

That the Development Services Committee rise from in-camera at 12:34 PM

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:34 PM.

Alternate formats for this document are available upon request.
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