



DEVELOPMENT SERVICES COMMITTEE MINUTES

NOVEMBER 19, 2013, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 17

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 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

Jim Baird, Commissioner of Development Services
Murray Boyce, Senior Policy Coordinator
Catherine Conrad, City Solicitor
Lilli Duoba, Manager, Natural Heritage
Rino Mostacci, Director of Planning and Urban Design
Gary Sellars, Senior Planner
Elizabeth Silva-Stewart, Senior Planner
Peter Wokral, Heritage Planner
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon

The Development Services Committee convened at the hour of 9:07 a.m. 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. 7 regarding the Revised Draft Official Plan, pertaining to Thornhill Revitalization only, 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 issues relating to Thornhill Revitalization.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 5, 2013 (10.0)**

[Minutes](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting held November 5, 2013, be confirmed.

CARRIED

**2. INTENTION TO DESIGNATE A PROPERTY
UNDER PART IV OF THE ONTARIO HERITAGE ACT
THE ARTHUR WAGG HOUSE
10539 KENNEDY ROAD (16.11.3)**

[Report](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated November 19, 2013, entitled “Intention to Designate a Property under Part IV of the *Ontario Heritage Act*, Arthur Wagg House, 10539 Kennedy Road” be received; and,
- 2) That as recommended by Heritage Markham, the Arthur Wagg House – 10539 Kennedy Road, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and,
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*; and,
- 4) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 5) That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
- 6) That the application to demolish the Arthur Wagg House be denied; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT
CORNELL ROUGE DEVELOPMENT CORP.
APPLICATIONS FOR SECONDARY PLAN AND
ZONING BY-LAW AMENDMENT TO DELETE THE
REQUIREMENT FOR RETAIL USES ON THE GROUND FLOOR
474 WHITES HILL AVENUE AND 498 CORNELL ROUGE BLVD
(ZA.13-126059 AND OP.13-134065) (10.4, 10.5)**
[Report](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated November 19, 2013, entitled “Preliminary Report, Cornell Rouge Development Corp., Secondary Plan and Zoning By-law Amendment to delete the requirement for retail uses on the ground floor, 474 Whites Hill Avenue and 498 Cornell Rouge Blvd, File Number ZA.13-126059 and OP.13-134065”, be received; and,
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed By-law Amendment; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. RECOMMENDATION REPORT
KYLEMORE COMMUNITIES (WEST VILLAGE) LTD.
9 AND 15 STOLLERY POND CRESCENT
ANGUS GLEN WEST VILLAGE
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT PHASE 2 OF A
RESIDENTIAL APARTMENT CONDOMINIUM DEVELOPMENT
(ZA/SC 12 109301) (10.5, 10.6)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated November 5, 2013, entitled “RECOMMENDATION REPORT, Kylemore Communities (West Village) Ltd., 9 and 15 Stollery Pond Crescent, Angus Glen West Village, Applications for Zoning By-law Amendment and Site Plan Approval to permit Phase 2 of a residential apartment condominium development, File No.: ZA/SC 12 109301”, be received; and,

- 2) That the application submitted by Kylemore Communities (West Village) Ltd. to amend Zoning By-law 177-96, as amended, be approved and the draft Zoning By-law amendment attached as Appendix “A”, be finalized and enacted without further notice; and,
- 3) That the application submitted by Kylemore Communities (West Village) Ltd. for site plan approval be endorsed in principle for Phase 2, subject to the conditions outlined in Appendix “B”; and,
- 4) That site plan approval for Phase 2 be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director or designate has signed the plans; and,
- 5) That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,
- 6) That servicing allocation for a population of 127.12 persons (56 apartment units) be granted to Kylemore Communities for Phase 2 from the City of Markham 2013 Servicing Allocation distribution; and,
- 7) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 8) That the Region of York be advised of the servicing allocation for this development; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. HERITAGE EASEMENT AGREEMENTS
FOR HERITAGE PROPERTY TAX REDUCTION PROGRAM (16.11)**

[Report](#)

Jim Baird, Commissioner of Development Services gave a brief overview of the Heritage Easement incentive program.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the Mayor and Clerk be authorized to execute Heritage Easement Agreements with the property owners identified on Schedule “A” attached to the report dated November 19, 2013, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. RECOMMENDATION REPORT
DIGRAM DEVELOPMENTS INC.
MAJOR MACKENZIE DRIVE EAST
PART OF LOT 20, CONCESSION 8
DRAFT PLAN OF SUBDIVISION AND
REVISED ZONING BY-LAW AMENDMENT APPLICATIONS
TO PERMIT A 76 UNIT COMMON ELEMENT CONDOMINIUM
TOWNHOUSE DEVELOPMENT
(SU 12 113735 AND ZA12 113735) (10.7, 10.5)**

[Report](#)

Jim Baird, Commissioner of Development Services, gave an explanation of the proposed infill development that is consistent with adjacent development. The site plan will be reviewed by Development Services Committee at a future meeting.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated November 19, 2013, entitled “Recommendation Report, Digram Developments Inc., Major MacKenzie Drive East, Part of Lot 20, Concession 8, Draft Plan of Subdivision and revised Zoning By-law Amendment applications to permit a 76 unit Common Element Condominium Townhouse Development, File Nos.: SU 12 113735 and ZA 12 113735”, be received; and,

- 2) That the record of the Public Meeting held on June 11, 2013, regarding the applications for approval of Draft Plan of Subdivision and Zoning By-law Amendment be received; and,
- 3) That Draft Plan of Subdivision 19TM-02011 submitted by Digram Developments Inc. be draft approved subject to the conditions outlined in Appendix 'A'; and,
- 4) 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,
- 5) That, in accordance with Section 34(17) of the Planning Act R.S.O. 1990, an additional Public Meeting not be held regarding the future minor land exchanges between Digram Developments and the owner of the adjoining lands to the east (Primont Homes); and,
- 6) That the revised application submitted by Digram Developments Inc. to amend Zoning 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,
- 7) That 2011/2012 servicing allocation for 76 townhouse units (214.32 population) be granted to Digram Developments Inc. for Plan of Subdivision 19TM-02011 in accordance with the June 26, 2012 Servicing allocation Update Report; and,
- 8) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 9) That the Region of York be advised of the servicing allocation for this development; and,
- 10) That the draft plan approval for Plan of Subdivision 19TM-02011 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 further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. REVISED DRAFT OFFICIAL PLAN
– PUBLIC RELEASE AND ADOPTION (10.0)**

[Report](#) [Appendix B](#) [Appendix C](#) [Appendix C - Correspondence](#) [Appendix D](#)

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Note: See the following links for Appendix 'A' - Revised Draft Official Plan (November 2013).

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[Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#) [Appendix E](#) [Appendix F](#)

[Appendix G](#) [Appendix H](#) [Appendix I](#) [Appendix J](#)

Councillor Valerie Burke disclosed an interest with respect to the Revised Draft Official Plan, pertaining to Thornhill Revitalization only, 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 issues relating to Thornhill Revitalization.

The Committee received correspondence submitted since April, 2013, referred to in Appendix C of the staff report.

Jim Baird, Commissioner of Development Services, summarized that a presentation had been made at the Development Services Committee meeting of November 5, 2013, and the Draft Official Plan has now been revised and will be released to the public for further input. The Revised Draft Official Plan will be presented to the Committee on December 3, 2013 for a recommendation for adoption.

The Commissioner noted that this project is a milestone for Planning staff and the Development Services Committee, and he thanked Council members for their strategic leadership and support on the project. The Commissioner also thanked project leader Marg Wouters and the Policy team - Tim Lambe, Murray Boyce, Lilli Duoba, Teema Kanji, Elizabeth Silva-Stewart, Liz Wimmer, Ruth Rendon, as well as Brian Lee - and acknowledged the assistance of the District Managers.

John Mascarin of Aird & Berlis, and Allan Rubin, representing Markham Airport, made a deputation in support of recognizing the existence and potential expansion of Markham Airport, in the Plan. Mr. Allan provided a written submission. Staff advised that the Federal government has jurisdiction in this regard and that the municipality can only acknowledge the airport. The Committee received the deputation.

Catherine Lyons of Goodmans, on behalf of the Kennedy McCowan Landowners Group, suggested that 60 acres of their land has been incorrectly identified as Natural Heritage System in the Provincial Greenbelt Plan. Ms. Lyons requested Appendix B and Map 5 of the Markham Official Plan be amended with respect to the green belt and natural heritage system boundaries. Staff responded that the OP conforms to the Provincial Greenbelt Plan. The Province will be embarking on a Greenbelt Plan review in 2015, and staff suggested the requested modifications can be considered at that time. Alternatively, written confirmation from the Ministry of Natural Resources and TRCA acknowledging a mapping error and agreeing to any mapping changes, would allow staff to move forward on this issue. The Committee received the deputation and referred this matter to staff.

Matthew Cory of Malone Given Parsons Ltd., representing Dorsay (Residential) Developments Inc., owners of 1.045 ha of land east and west of Circa Drive, north of Highway 7, requested a Mixed Use High Rise designation and requested deferral of these lands in the draft Official Plan. The Committee discussed building heights and uses, and the previous settlement regarding uses in this block, including office use. The Committee received the deputation and referred this matter to staff.

John Genest of Malone Given Parsons, representing Box Grove Hill Developments Inc., discussed the comprehensive development of the block at Copper Creek Drive and Don Cousens Parkway as a gateway and mobility hub, and requested more flexible policies to allow development of the subject westerly parcel. The Committee received the deputation and referred this matter to staff.

Staff responded to questions from the Committee regarding the Rouge National Urban Park environmental systems and stormwater management; the urban forest system; protection of heritage resources; growing the greenbelt and designation of green space; and the Canac site in the Thornhill Revitalization area.

The Committee expressed appreciation to staff for their hard work on the new Official Plan.

The Committee consented to an in-camera session.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

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 matter:

- (1) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, regarding the draft official plan
[Section 239 (2) (f)]

CARRIED

Moved by: Councillor Carolina Moretti
Seconded by: Deputy Mayor Jack Heath

That the Development Services Committee rise from in-camera at 11:20 A.M.

CARRIED

The Committee consented to separate the Thornhill Revitalization area from the Revised Draft Official Plan for voting purposes.

Moved by: Mayor Frank Scarpitti
Seconded by: Deputy Mayor Jack Heath

- 1) That all aspects of the Revised Draft Official Plan relating to the Thornhill Revitalization area, be received.

CARRIED

Moved by: Mayor Frank Scarpitti
Seconded by: Deputy Mayor Jack Heath

- 2) **That deputation by John Mascarin and Allan Rubin representing Markham Airport regarding the Revised Draft Official Plan, be received; and,**
- 3) **That the deputations by Catherine Lyons of Goodmans on behalf of the Kennedy McCowan Landowners Group; and by Matthew Cory, Malone Given Parsons Ltd., representing Dorsay (Residential) Developments Inc.; and by John Genest, representing the Box Grove Developments Inc., be received and referred to staff; and,**
- 4) **That written submissions by Deborah Alexander, Weston Consulting, representing AAA Safe Private Storage Inc.; Matthew Cory, Malone Given Parsons Ltd., representing Dorsay (Residential) Developments Inc.; Allan Rubin representing the Markham Airport; and written submissions received since April, 2013, referred to in Appendix C of the staff report, regarding the Revised Draft Official Plan, be received; and,**
- 5) That the report entitled “Revised Draft Official Plan – Public Release and Adoption” dated November 19, 2013, be received; and,
- 6) That the Revised Draft Official Plan dated November, 2013, attached under separate cover as Appendix ‘A’ to this report, be adopted as Markham’s new Official Plan; and,

- 7) That the Revised Draft Official Plan dated November, 2013, attached under separate cover as Appendix 'A' to this report, be released to the public for final review, and that recommendation 6) above regarding adoption of the new Official Plan be considered at the Development Services Committee meeting on December 3, 2013; and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. COMPREHENSIVE OFFICIAL PLAN REVIEW
EMPLOYMENT CONVERSION REQUEST
BLOCK 792 APPROVED DRAFT PLAN 19TM-08002
CORNELL ROUGE DEVELOPMENT CORP. (10.0)
[Correspondence](#)**

Niomie Massey, representing the Cornell Rouge Development Corp. made a deputation and referred to correspondence submitted. Ms. Massey identified the ownership of three blocks owned by Flato Development Inc., the Region of York, and Cornell Rouge Development Corp., at the northwest corner of Donald Cousens Parkway and Highway 7 in Cornell and requested the same deferral granted to the Flato lands be extended to the Cornell Rouge lands, to allow for comprehensive development. Staff and the Committee indicated support pending receipt of applications.

Moved by: Councillor Colin Campbell
Seconded by: Mayor Frank Scarpitti

- 1) **That the deputation**, and correspondence dated November 11, 2013, by Niomie Massey, Project Manager, Cornell Rouge Development Corp. regarding **a request for the conversion of employment lands**, be received; and,
- 2) **That upon receipt of an official plan amendment application**, staff be directed to **process the employment land conversion application by Cornell Rouge Development Corp. and that the employment land designation be deferred in the new Official Plan; and further**,
- 3) **That the employment conversion criteria established by Development Services Committee on October 22, 2013 be applied in the review of this application.**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:25 AM.

Alternate formats for this document are available upon request.
