



DEVELOPMENT SERVICES COMMITTEE MINUTES

SEPTEMBER 24, 2013, 9:00 a.m. to 1:00 p.m.

Council Chamber

Meeting No. 13

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
Catherine Conrad, City Solicitor
Lilli Duoba, Manager, Natural Heritage
Anna Henriques, Senior Planner
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Tom Villella, Senior Project Coordinator
Andrea Wilson-Peebles, Assistant City Solicitor
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 9:09 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

CITY OF MARKHAM STAFF:

John Hummell, Captain, Fire & Emergency Services, 35 years
Christopher Bird, Manager, Plans Review, Building Standards, 30 years
Robert Hartnett, Community Facility Supervisor, Recreation Services, 30 years
Bonnie Armstrong, Operations Manager, Culture, 25 years
Ewan Burke, Senior GIS Analyst, Production, Information Technology Services, 25 years
Kevin Gamble, Licensed Fleet Technician, Operations, 25 years
Richard Gonsalves, Waterworks Operator, Environmental Services, 25 years
Biju Karumanchery, Senior Development Manager, Planning & Urban Design, 25 years
Cheryl Ann Leask, Development Clerk II, Development Services
Commissioner's Office, 25 years
Gary Sellars, Senior Planner, Planning & Urban Design, 25 years
Christine Wilson, Administrative Assistant, Economic Development, 25 years
Michael Gottlieb, Alarm Room Supervisor, Fire & Emergency Services, 20 years
Dean Schneider, Records & Services Assistant, Legislative Services, 20 years
Bob Beauchamp, General Maintenance, Roads Dept., Operations, 15 years
Norman Dupuis, Firefighter, Fire & Emergency Services, 15 years
Shawn Hermans, Recreation Co-ordinator, Recreation Services, 15 years
Scott Hill, Business & Rental Manager, Culture, 15 years
Marsha Mariani, Recreation Co-ordinator - Programs and Outreach,
Recreation Services, 15 years
Shirley Marsh, Senior Planner, Planning & Urban Design, 15 years
John Murphy, Facility Operator II, Recreation Services, 15 years
Sean Torrington, Firefighter, Fire & Emergency Services, 15 years
Carol Dimpfel, Customer Service Representative, Recreation Services, 10 years
Scott Hill, Community Facility Supervisor, Recreation Services, 10 years
Stacia Muradali, Senior Planner, Planning & Urban Design, 10 years
Riccardo Cefaratti, Planner II, Planning & Urban Design, 5 years
Don De Los Santos, Manager, Small Business Enterprise Centre,
Economic Development, 5 years
Christy Forster, Property Appraiser & Negotiator, Legal Services, 5 years
Salma Geyer, Real Property Law Clerk, Legal Services, 5 years
Brenda Librecz, Commissioner, Community & Fire Services, 5 years
Patti Malone, Senior Buyer, Financial Services, 5 years
Catherine Molloy, Manager, Culture, 5 years
Daryl Strudwick, Corporate Fleet Driver Trainer, Operations, 5 years
Jacqueline Chan, Assistant City Solicitor, Legal Services, 3 years
Derrick Doobay, Operations Labourer/Driver, Operations, 3 years
Timothy Moore, Director, Building Standards, Building Standards, 3 years
Robert Muir, Senior Stormwater Management Engineer, Asset Management, 3 years
Suk-Yin Yu, Senior Financial Analyst, Financial Services, 3 years

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- September 10, 2013, Part A and B (10.0)**

[Minutes](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Don Hamilton

That the minutes of the Development Services Committee meeting, Part A and B, held September 10, 2013, be confirmed.

CARRIED

**3. HERITAGE MARKHAM COMMITTEE MINUTES
- September 11, 2013 (16.11)**

[Minutes](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Don Hamilton

That the minutes of the Heritage Markham Committee meeting held September 11, 2013, be received for information purposes.

CARRIED

**4. MAIN STREET UNIONVILLE COMMITTEE MINUTES
- June 19, 2013 (16.34)**

[Minutes](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Don Hamilton

That the minutes of the Main Street Unionville Committee meeting held June 19, 2013, be received for information purposes.

CARRIED

**5. PLANNING REVIEW PROCESS FOR
REQUESTS TO PERMIT BACKYARD SWIM SCHOOLS
AS HOME OCCUPATIONS (10.5)**

[Memorandum](#)

Moved by: Councillor Howard Shore

Seconded by: Councillor Don Hamilton

That the memorandum dated September 24, 2013, entitled “Planning Review Process For Requests to Permit Backyard Swim Schools As Home Occupations”, be received.

CARRIED

**6. TORONTO AND REGION CONSERVATION AUTHORITY
– THE LIVING CITY POLICIES (DRAFT) AND
CONSERVATION ONTARIO WHITEPAPER ON
WATERSHED MANAGEMENT FUTURES FOR ONTARIO (10.0)**

[Report](#)

Jim Baird, Commissioner of Development Services introduced this item.

Lilli Duoba, Manager, Natural Heritage, provided a brief presentation that included an overview of the work of the TRCA as an authority under the Province, and a summary of the Living City Policies document. Information was also provided on the Conservation Ontario Whitepaper on Watershed Management Futures for Ontario, as well as staff comments and recommendations.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report and staff presentation entitled “Toronto and Region Conservation Authority – The Living City Policies (Draft) and Conservation Ontario Whitepaper on Watershed Management Futures for Ontario” dated September 24, 2013, be received; and,
- 2) That the TRCA, Conservation Ontario and Ministry of Municipal Affairs and Housing be forwarded a copy of the City’s staff report; and,
- 3) That TRCA be requested to address the matters identified in this report prior to approval of the document; and,

- 4) That the Ministry of Municipal Affairs and Housing be advised:
 - a) of Markham's interest in participating in discussions relating to the Conservation Ontario Whitepaper on Watershed Management Futures for Ontario and any matters relating to jurisdictional changes to the implementation of natural heritage system planning; and,
 - b) that Markham does not support the delegation of authority from municipal councils to conservation authorities for policy interpretation of natural heritage matters identified in the *Planning Act*; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. RECOMMENDATION REPORT
APPLICATION FOR SITE PLAN CONTROL APPROVAL
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
PROPOSED OFFICE BUILDING NORTH WEST QUADRANT
OF BIRCHMOUNT ROAD AND HIGHWAY 407
MARKHAM CENTRE
(SC 13 125581) (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services gave an overview of the 12 storey office tower proposal in the downtown area.

Randy Peddigrew of Remington Group and Sheldon Levitt of Quadrangle Architects provided a handout and gave a presentation of this “gateway” development, including a master plan aerial view, elevations, streetscape renderings, site plan details, sustainability features, bird-friendly measures, and retail component. Surface parking will be provided initially due to the restrictive time frame for the tenant's completion target date, and as the block develops in the future structured parking will be built. The pedestrian-friendly components of the project and site's connectivity with the downtown core were highlighted.

The Committee discussed the progress of Birchmount Road, the prominence of the bike racks, waste collection details, the employee shuttle service from the subway, bird strike dangers due to the proximity of the Rouge, light pollution and light sensors within the building, gender-neutral washroom facilities, employment opportunities for Markham residents, potential connectivity between buildings within the larger project via tunnels or bridges, accessibility, outdoor cafés, and the preference for underground parking.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Gord Landon

- 1) That the Recommendation Report titled “Application for Site Plan Control Approval Ruland Properties Inc. (The Remington Group) – Proposed Office Building” be received; and,

- 2) That the application for Site Plan Control Approval by Ruland Properties Inc. for a proposed 33,268 square metre, 12 storey office building with ancillary retail be endorsed in principle, subject to the conditions attached as Appendix A; and,
- 3) That Site Plan Control Approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a Site Plan Agreement. Site Plan Control Approval is issued only when the Director or designate has signed the site plan; and,
- 4) That the Trustee for the Markham Centre Landowners Group confirm the applicant has met their financial obligations to the Group with respect to these lands; and,
- 5) That a by-law to remove the Hold (H) provisions on the subject lands be adopted by Council upon execution of the Site Plan Agreement to the satisfaction of the Commissioner of Development Services and City Solicitor; and,
- 6) That the Site Plan Agreement address the future use and ownership of the strip of land between Highway 407 and future Frontage Street to the satisfaction of the City (14.0m Ministry of Transportation set-back from the Highway 407 right-of-way), and that Council authorize staff to accept title to these lands, free of costs and encumbrances, in the event that the Site Plan Agreement identifies a municipal interest in acquiring such lands; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. APPROVAL OF THE CONTINUATION
OF THE MARKHAM DESIGNATED HERITAGE
PROPERTY GRANT PROGRAM (16.11)**

[Report](#)

Jim Baird, Commissioner of Development Services gave a brief explanation of the Property Grant Program.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “Approval of the Continuation of the Markham Designated Heritage Property Grant Program”, dated September 24, 2013, be received; and,
- 2) That the Markham Designated Heritage Property Grant Program Guidelines (attached as Appendix “B” to this report), be approved for an additional three year period (2014-2016); and,

- 3) That a by-law be adopted to implement the program generally in the form attached as Appendix “C” to this report; and,
- 4) That the existing reserve fund entitled “Designated Heritage Property Grants” continue to be used as the funding source for the program; and,
- 5) That the Designated Heritage Property Grant Reserve Fund be allocated \$90,000 in funding for the three year period (2014-2016) from a transfer of \$90,000 from the Heritage Loan Reserve Fund; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

9. NEW BUSINESS
VISITOR PARKING AND SNOW STORAGE
IN HIGH DENSITY RESIDENTIAL AREAS (10.0)

The Committee consented to new business from Councillor Colin Campbell.

Councillor Colin Campbell discussed concerns regarding the lack of visitor parking spaces, on-street parking, and snow storage areas in high-density lane-based developments such as Cornell, and requested that the requirements be reviewed for future applications. Staff advised of the standard parking requirement of two spaces per unit in the Cornell area. There is no requirement for additional visitor parking as it was intended to be provided via on-street parking; however, residents objected to on-street parking and this option was removed by Council. It was suggested that reinstatement of on-street parking or increased use of temporary parking permits may assist with this issue. Concerns and solutions regarding snow clearing and snow storage areas were discussed. Box Grove was also identified as a problem area.

A Committee member suggested that the location of sand pads and waste receptacles in parks and public areas be reviewed with respect to the proximity to houses. The Commissioner of Community Services will work with the Councillor on this issue.

Councillor Colin Campbell advised that he will report back to the Committee following discussions with staff.

10. IN-CAMERA MATTER (8.0)

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Don Hamilton

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) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS
BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY
OR LOCAL BOARD (OMB) (8.0)
[Section 239 (2) (e)]

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

That the Development Services Committee rise from in-camera at 11:01 A.M.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:01 AM.

Alternate formats for this document are available upon request.
