



DEVELOPMENT SERVICES COMMITTEE MINUTES

SEPTEMBER 10, 2013, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 12

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

PART A & B

Presentations, Major Studies, and Issues Agenda

Report Agenda

9:00 a.m. – Council Chamber

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Ron Blake, Manager, West District
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Senior Development Manager
Rino Mostacci, Director of Planning and Urban Design
Martha Pettit, Deputy Clerk
Tom Villella, Senior Project Coordinator
Andrea Wilson-Peebles, Assistant City Solicitor
Yvonne Yeung, Senior Planner, Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Regional Councillor Joe Li
Councillor Carolina Moretti
Councillor Alan Ho

The Development Services Committee convened at the hour of 9:02 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. 11 regarding the Thornhill Revitalization Area, 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. CITY OF MARKHAM PLACES OF WORSHIP STUDY - FUTURE DIRECTIONS REPORT (10.0) [Presentation](#)

Jim Baird, Commissioner of Development Services, provided opening comments relating to a technical zoning by-law amendment passed by Council in 2012 regarding parking standards for Places of Worship. As a result of an appeal of the amending zoning by-law, a review of the Parking Study was undertaken. The conclusion of the consultant and staff is that the corrected by-law be supported and upheld at the Ontario Municipal Board. Reports relating to this issue are listed as item # 16 on this agenda.

Liz Howson of McCauley Shiomi Howson Ltd., gave a presentation regarding the scoped review entitled "City of Markham Places of Worship Study - Future Directions Report". Ms. Howson provided background information and an outline of the review process. The study concluded the following:

- No significant changes in key trends and issues, similar to those in other municipalities
- Original study conclusions are generally appropriate
- The Zoning By-law requirements as corrected will accommodate observed peak parking demand at 4 of the 6 surveyed sites

The Committee discussed the affordability of sites. Staff advised that Places of Worship are not permitted in rural areas, with site-specific exceptions, as the intent is to locate them within the urban area to serve the surrounding residents. The new Official Plan may expand the permissions into additional areas. Parking issues were also discussed. Staff advised that during a typical week parking is accommodated, but certain high holy days may experience an overflow. Solutions may include a parking structure, shared parking, shuttle busses, and carpooling. The consultants noted that it is important not to underestimate net worship areas used for prayer, as this will also impact parking supply requirements.

The Committee suggested a detailed report be prepared on the evolution of Places of Worship in Markham within the past 10 years with respect to where they are permitted and addressing parking issues. In response to questions from the Committee, the consultants advised that the parking counts had been carried out on days of high volume usage, in consultation with the specific Places of Worship.

Karen Rea had questions regarding the days the study had been undertaken and the consultant responded. There was discussion regarding the date of the study for a Mosque, which is generally busiest on a Friday or a high holy day.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) **That the deputation by Karen Rea regarding Places of Worship, be received; and,**
- 2) That the presentation provided by Liz Howson, McCauley Shiomi Howson Ltd. entitled "City of Markham Places of Worship Study - Future Directions Report" be received; and further,
- 3) **That the consultant be directed to clarify the study process with respect to parking counts.**

CARRIED

**2. STOUFFVILLE CORRIDOR
RAIL SERVICE EXPANSION
CLASS ENVIRONMENTAL ASSESSMENT (5.0)**
[Presentation](#)

Jim Baird, Commissioner of Development Services, provided a brief overview of the Stouffville corridor rail service expansion, Class Environmental Assessment.

John Long, LEA Consulting Ltd., representing the Major Mackenzie & 48 Land Owners Group made a presentation on this matter. Mr. Long reviewed the objectives of the Metrolinx Big Move 2008 and the 15 year plan for the regional rapid transit and highway network. He discussed the study commencement for the Stouffville railway corridor expansion (Lakeshore to Unionville) with a 10 year time frame, and presented several concept alternatives and transit technology options.

Mr. Long explained that on June 26, 2013, Markham Council had passed a resolution to request GO Transit expand the scope and terms of reference of the Stouffville Rail Corridor EA, and the Land Owners Group (11 landowners in the McCowan Road/Highway 48/Elgin Mills Road and Major Mackenzie Drive area) has also made a formal submission to GO Transit to expand the geographical and technical scope of the EA Study. The Land Owners Group is prepared to provide cooperative technical and transportation planning expertise to jointly pursue these objectives with Metrolinx and GO Transit, and are proposing that Markham Council consider holding a separate working session to review the planning, economic and environmental benefits that have been developed in support of the alternative corridor concepts as outlined in this presentation.

The Committee discussed several aspects including transit concepts and solutions, a connection to Union Station, technical issues, and promotion of leaving cars at home. General support for the expanded proposal was indicated. Staff recommended that GO be requested to revise the scope of the EA study, and a workshop could be arranged for a later stage.

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

- 1) That the presentation from John Long - LEA Group on behalf the Major Mackenzie & 48 Land Owners Group be received; and,
- 2) That GO Transit be requested to amend their EA scope of work to include service improvements to Major MacKenzie and review alternative technology on the GO Line; and,
- 3) That the Mayor's Office be requested to arrange a senior meeting with Metrolinx, GO Transit, Ministry of the Environment and MPP's **as soon as possible**, to discuss GO Transits scope of work for their EA Study on the Stouffville Line; and,
- 4) That GO Transit be requested to establish a technical steering committee consisting of senior staff from GO Transit, Toronto, York Region and Markham; and further,
- 5) That Robert Prichard, Chair of Metrolinx, Gary McNeil, President, GO Transit, Jim Bradley, Minister of Environment and Bill Fisch, Regional Chair be advised accordingly.

CARRIED

3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 11, 2013 and June 18, 2013, Part A and B (10.0)
[June 11](#) [June 18](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Committee meeting, Part A and B, held June 11, 2013 and June 18, 2013, be confirmed.

CARRIED

4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- June 11, 2013 and June 18, 2013 (10.0)
[June 11](#) [June 18](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Public Meeting, held June 11, 2013 and June 18, 2013, be confirmed.

CARRIED

5. HERITAGE MARKHAM COMMITTEE MINUTES

- June 12, 2013

- July 3, 2013

- August 14, 2013 (16.11)

[June 12](#) [July 3](#) [August 14](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Heritage Markham Committee meeting held June 12, 2013, July 3, 2013 and August 14, 2013, be received for information purposes.

CARRIED

6. MARKHAM SUB-COMMITTEE MINUTES

- SCHOOL SITES (CORNELL)

- June 20, 2013 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Markham Sub-Committee - School Sites (Cornell) meeting held June 20, 2013, be received for information purposes.

CARRIED

7. MILLIKEN MILLS SUB-COMMITTEE MINUTES

**- VALLEYMEDE BUILDING AMA CORPORATION
(FORMERLY METROPIA)**

- July 4, 2013 (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Milliken Mills Sub-Committee - Valleymede Building AMA Corporation (formerly Metropia) meeting held July 4, 2013, be received for information purposes.

CARRIED

- 8. UNIONVILLE SUB-COMMITTEE MINUTES
GLOBAL UNIONVILLE DEVELOPMENT INC.
(SYLMATT INVESTMENTS INC.)
- 28 MAIN STREET UNIONVILLE
- August 27, 2013 (10.0)
[Minutes](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Unionville Sub-Committee - Global Unionville Development Inc. (Sylmatt Investments Inc.), 28 Main Street Unionville meeting held August 27, 2013, be received for information purposes.

CARRIED

- 9. MAIN STREET MARKHAM COMMITTEE MINUTES
- April 17, 2013
- May 15, 2013 (16.34)
[April 17](#) [May 15](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Main Street Markham Committee meeting held April 17, 2013 and May 15, 2013, be received for information purposes.

CARRIED

- 10. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- May 16, 2013 (16.34)
[Minutes](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held May 16, 2013, be received for information purposes.

CARRIED

**11. PUBLIC INFORMATION MEETING
- THORNHILL REVITALIZATION
- July 9, 2013 (10.0)**

[Minutes](#)

Councillor Valerie Burke disclosed an interest with respect to Item No. 11 regarding the Thornhill Revitalization Area, 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 Public Information Meeting - Thornhill Revitalization held July 9, 2013, be received for information purposes.

CARRIED

**12. INFORMATION REPORT
WYKLAND ESTATES INC.
ZONING BY-LAW AMENDMENT APPLICATION
TO REZONE CERTAIN LANDS WITHIN
DRAFT PLAN OF SUBDIVISION 19TM-10002
WEST OF CORNELL CENTRE BLVD, SOUTH OF 16TH AVE.
(ZA.13-114562) (10.5, 10.7)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the report dated September 10, 2013, entitled “Information Report, Wykland Estates Inc., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-10002, West of Cornell Centre Blvd., south of 16th Ave., File Number: ZA.13-114562”, be received.

CARRIED

**13. INFORMATION REPORT
CORNELL ROUGE DEVELOPMENT CORP.
ZONING BY-LAW AMENDMENT APPLICATION
TO REZONE CERTAIN LANDS WITHIN
DRAFT PLAN OF SUBDIVISION 19TM-08002
NORTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY
(ZA.13-116402) (10.5, 10.7)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the report dated September 10, 2013, entitled “Information Report, Cornell Rouge Development Corp., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-08002, north of Highway 7, west of Donald Cousens Parkway, File Number: ZA.13-116402”, be received.

CARRIED

**14. PRELIMINARY REPORT
1406262 ONTARIO INC.
8375 WOODBINE AVENUE
ZONING BY-LAW AMENDMENT TO
PERMIT ADDITIONAL COMMERCIAL USES
(ZA 13 126813) (10.5)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report dated September 10, 2013 titled “PRELIMINARY REPORT, 1406262 Ontario Inc., 8375 Woodbine Avenue, Zoning By-law amendment to permit additional commercial uses, file No. ZA 13 126813” be received; and,
- 2) That a Public Meeting be held to consider the application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. INFORMATION REPORT
PLAN B HOMES INC. AND 2381423 ONTARIO INC.
REVISED ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION
APPLICATIONS TO PERMIT 15 SINGLE DETACHED DWELLINGS
AT 6827 14TH AVENUE AND 6805 14TH AVENUE
(ZA 12 127915 & SU 12 127915) (10.5, 10.6)**
[Report](#)

The Committee consented to hear a deputation on this matter after it had been adopted.

John Williams, representing the Dilisi family, adjacent property owners to the subject lands, spoke to the Committee regarding relocation of the road between the properties. Mr. Williams referred to the staff report with respect to a Public Meeting. Staff clarified that the reference was the authorization to call a Public Meeting, which has been scheduled for September 23, 2013. The Committee recommended that Mr. Williams meet with staff and the Ward Councillor prior to the Public meeting.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) **That the deputation by John Williams, representing the Dilisi family, regarding Plan B Homes Inc. and 2381423 Ontario Inc. be received; and,**
- 2) That the report titled “INFORMATION REPORT, Plan B Homes Inc. and 2381423 Ontario Inc., Revised 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,” dated September 10, 2013 be received; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. INFORMATION REPORT
CITY OF MARKHAM PLACES OF WORSHIP STUDY
– FUTURE DIRECTIONS REPORT AND THE APPEAL
TO THE ONTARIO MUNICIPAL BOARD OF BY-LAW 2012-122
RESPECTING THE DEFINITION OF WORSHIP AREA CAPACITY
(ZA 12 107844) (10.0)**
[Report](#) [Appendix 1](#) [Executive Summary](#)

Note: [Appendix 2 - Full Report](#) "City of Markham Places of Worship Study - Future Directions Report" dated August 2013 is available on-line only.

The Committee had received a presentation earlier in the meeting (Agenda Item # 1) from Liz Howson of McCauley Shiomi Howson Ltd., regarding the scoped review entitled "City of Markham Places of Worship Study - Future Directions Report". Staff and the consultants were directed to follow-up with clarification on parking issues and study times. Discussions included future action relative to issues such as rural use and updated parking standards and the timing of the new Official Plan.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the report dated September 10, 2013 titled "INFORMATION REPORT – City of Markham Places of Worship Study – Future Directions Report and the Appeal to Ontario Municipal Board of By-law 2012-122 Respecting the Definition of Worship Area Capacity, ZA 12 107844", be **referred back to staff for clarification**; and,
- 2) That the Report by McCauley Shiomi Howson in association with HDR Corporation titled "City of Markham Places of Worship Study – Future Directions Report" dated August 2013 be **referred back to staff and the consultant for clarification**.

CARRIED

**17. HERITAGE COMMUNITY RECOGNITION
AWARD NOMINATIONS
ONTARIO HERITAGE TRUST (16.11)**
[Report](#)

Moved by: Councillor Alex Chiu
Seconded by: Regional Councillor Gord Landon

- 1) That the staff report entitled "Heritage Community Recognition Award Nominations, Ontario Heritage Trust", dated September 10, 2013, be received; and,

- 2) That as recommended by the Heritage Markham Committee, Council nominate the following individuals for the Ontario Heritage Trust's Heritage Community Recognition Program:
 - Fred Watt and Joyce Nelson Watt, Built Heritage
 - Evelin Ellison, Cultural Heritage
 - Jane McCulloch, Natural Heritage; and,
- 3) That this resolution be referred to the Council meeting on September 17, 2013 to address the nomination deadline; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. REQUEST FOR DEMOLITION
– SINGLE DETACHED DWELLING
15 PETER STREET, MARKHAM
(DP 13-126513) (10.13)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the staff report entitled "Request for Demolition – Single Detached Dwelling, 15 Peter Street Markham", dated August 8, 2013, be received; and,
- 2) That Council endorse the demolition of the non heritage dwelling at 15 Peter Street located within the Markham Village Heritage Conservation District; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. INFORMATION REPORT
APPLICATION FOR ZONING AMENDMENT
TO PERMIT NEW RESIDENTIAL LOTS
5 ROUGE ST. (JOSEPH DIMARTINO)
(ZA 13 113809) (10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

- 1) That the report entitled “INFORMATION REPORT, Application for Zoning Amendment to permit new residential lots, 5 Rouge St. (Joseph Dimartino)” dated August 8, 2013 be received”; and,
- 2) That a Public Meeting be held to consider the rezoning application by Joseph Dimartino; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**20. THORNHILL SUB-COMMITTEE MINUTES
- SECTION 37
- July 30, 2013 (10.0)
[Minutes](#)**

Jim Baird, Commissioner of Development Services, gave a brief explanation of the Section 37 issue and advised that a follow-up staff report on specifics of the proposal and community consultation issues will be presented at a future meeting.

Councillor Valerie Burke recommended that reference to Development Charge funds be generalized, and thanked the Thornhill Sub-committee, the members of the public and staff involved in this issue.

The Committee requested that the equipment at E.J. Sands Public School be located on public lands instead of school property. Staff will investigate this issue, as well as co-funding opportunities with the School Board. It was suggested that the available funding should be used to achieve the priorities as determined by the Grandview Area Residents Association (GARA).

Moved by: Councillor Valerie Burke

Seconded by: Councillor Howard Shore

- 1) That the minutes of the Thornhill Sub-Committee - Section 37 meeting held July 30, 2013, be received for information purposes; and,

- 2) That the Thornhill Subcommittee recommends Council endorse proceeding with the following priority amenities using Section 37 and **other potential funding sources**:
 - a) Splash pad in Proctor Park
 - b) Band shell outdoor stage in Grandview Park
 - c) Durable base for the community ice rink at Grandview Park
 - d) Playground equipment **in the vicinity of E.J. Sands Public School** to an upset limit of \$30,000, on condition that the School Board enter into an agreement for the long-term maintenance of equipment and the walkway to be constructed, acceptable to staff, **and that staff explore the opportunity for co-funding with the School Board**
 - e) Painted mural on the CN rail underpass
 - f) Skate park at Grandview Park; and,
- 3) That a Capital Account be established for this purpose; and,
- 4) That staff be authorized to hire design consultants; and,
- 5) That design workshops and community consultation be held prior to finalizing plans; and,
- 6) That staff report back to Development Services Committee on the proposed priority amenities, infrastructure requirements, other associated park requirements and funding sources; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**21. YONGE & COLBORNE HERITAGE
STREETSCAPE IMPROVEMENTS (5.10)**
[Presentation](#) [Report](#) [Streetscape Guidelines](#)

Jim Baird, Commissioner of Development Services, and Yvonne Yeung, Senior Planner, Urban Design, provided introductions to the Yonge and Colborne Heritage Streetscape Improvements.

Carmen Hui, Streetscape Program Manager, York Region, and Yvonne Yeung provided a presentation on this matter to update Council on the detail design development and implementation of the Thornhill Heritage Conservation District within the South Yonge Street Streetscape Master Plan. They are seeking:

- endorsement on the Streetscape Detailed Design Guidelines,
- authorization to use the unspent portion of Liberty's Thornhill heritage streetscape contribution from the World on Yonge Development being \$77,347.04 for the streetscape improvements within Thornhill heritage district,
- authorization to apply to York Region's Municipal Streetscape Partnership Program (MSPP) for the balance of the improvements: \$38,096.30, and
- authorization for the Director of Planning and Urban Design to finalize any future revisions to the streetscape plans.

Ms. Hui provided an overview of the Master Plan and discussed the policy context, the vision, stakeholder consultation, phasing, costs, accessibility issues, and the detailed design guidelines that will promote a pedestrian friendly environment, sustainability, and heritage identification. The project would be eligible for a partnership funding program for a portion of the \$115,443.34 total. Construction is anticipated to begin in April 2014.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Howard Shore

- 1) That the staff report entitled “*Yonge & Colborne Heritage Streetscape Improvements*”, dated September 10, 2013, be received; and,
- 2) That York Region’s *South Yonge Street Master Plan: Streetscape Detailed Design Guidelines (2013)* be endorsed; and,
- 3) That the streetscape improvement design for Yonge & Colborne as outlined in this report be endorsed; and,
- 4) That staff be authorized to submit an 2014 application to York Region’s *2014 Municipal Streetscape Partnership Program (MSPP)* for cost sharing of the installation and consultant fee and to assume maintenance for the enhanced streetscaping in the Yonge & Colborne heritage area; and,
- 5) That a 2013 capital project be created within Planning and Urban Design Department in the amount of \$115,443.34, funded from the unspent portion of Liberty’s Thornhill heritage streetscape contribution from the World on Yonge Development being \$77,347.04 (67%), and supplemented by \$38,096.30 (33%) from the York Region’s *2014 Municipal Streetscape Partnership Program (MSPP)*; and,
- 6) That the \$115,443.34 is to be spent on Streetscape enhancements based on York Region’s *South Yonge Street Master Plan: Streetscape Detailed Design Guidelines (2013)* as noted in Appendix A1, A2, D2 to D5 including upgraded sidewalks, upgraded planters, new seatwalls, new paving at crossing and intersections, new tactile paving and improved curb ramps at intersections, new inground Thornhill-Yonge heritage plaques at intersections, and minor relocation of site items, consultant fee and contingency; and,
- 7) That the Director of Planning and Urban Design be authorized to finalize any future revisions to the streetscape plans; and,
- 8) That staff report back in 2014 on the enhanced streetscaping and the final cost for Yonge & Colborne for the *2014 Municipal Streetscape Partnership Program* with the York Region; and further,
- 9) 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 12:10 PM.

Alternate formats for this document are available upon request.