



DEVELOPMENT SERVICES COMMITTEE MINUTES

JUNE 11, 2013, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 10

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

Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Regrets

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Gord Landon
Councillor Alan Ho

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire
Services

Ronji Borooah, City Architect
Alan Brown, Director of Engineering
Alain Cachola, Manager, Infrastructure and Capital
Projects

Sally Campbell, Senior Planner, Urban Design
Catherine Conrad, City Solicitor

Stephen Corr, Planner II

Dennis Flaherty, Director Communications and
Community Relations

Daniel Foong, Capital Works Engineer

Regan Hutcheson, Manager, Heritage Planning

Joel Lustig, Treasurer

Alex Moore, Senior Manager, Purchasing and Accounts
Payable

Rino Mostacci, Director of Planning and Urban Design

Tom Villella, Senior Project Coordinator

Peter Wokral, Heritage Planner

Kitty Bavington, Council/Committee Coordinator

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.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

CITY OF MARKHAM STAFF:

Diane Mason, Help Desk Support Specialist, Information Technology Services, 35 years
Robert Walter, Manager, Parks Operations, Operations, 30 years
Kathryn Barker, Executive Assistant to the CAO, CAO's Office, 25 years
Stuart Wardle, Waterworks Operator II, Environmental Services, 25 years
Robert Bell, Facility Maintenance and Lifecycle Coordinator, Asset Management, 20 years
Stephen Squires, Sign Technician, Operations, 20 years
George McLellan, Facility Operator I, Markham Village C.C., Recreation Services, 15 years
Alan Nicholson, Waterworks Operator II, Environmental Services, 15 years
Stephen Willdig, Building Inspector II, Building Standards, 15 years
Murray Boyce, Senior Project Coordinator, Policy & Special Projects, Planning & Urban Design, 10 years
George Duncan, Senior Planner, Planning & Urban Design, 10 years
Andrew Hubbard, Provincial Offences Officer II, Legislative Services, 10 years
Jeffrey Rahim, Provincial Offences Officer II, Legislative Services, 10 years
Christine Aguila-Wong, Assistant to Council/Committee, Clerks Department, 5 years
Fraser Anderson, Fitness Counsellor, Recreation Services, 5 years
Roseller Corcuera, Waterworks Technician, Environmental Services, 5 years
Peter Englezakos, Small Engine/Equipment Technician, Operations, 5 years
Daniel Epton, Graphics Coordinator, Communications & Community Relations, 5 years
Dennis Flaherty, Director, Corporate Communications & Community Relations, Communications & Community Relations, 5 years
Scott Grieve, Parks Development Coordinator, Planning & Urban Design, 5 years
Abdullah Hossain, Senior Environmental Engineer, Asset Management, 5 years
Karen Liu, Senior Financial Analyst, Financial Services, 5 years
Michelle Perry, Letters of Credit Administrator, Financial Services, 5 years
John Puopolo, Facility Operator I, Recreation Services, 5 years
Shaqir Saraci, Maintenance Assistant, Recreation Services, 5 years
Colin Service, Manager, Recreation Services, 5 years
Elisabeth Silva Stewart, Senior Planner, Planning & Urban Design, 5 years
Sepideh Majdi, Senior Special Project Engineer, Engineering, 3 years
Fahida Hanif, Administrative Assistant, Human Resources, 3 years
Peter Horvath, Waterworks Supervisor, Environmental Services, 3 years
Francesco Pizzulo, Operations Labourer/Driver, Operations, 3 years
Stephen Plese, Sweeper Operator, Operations, 3 years
Eric Sherbert, Assistant Town Solicitor, Legal Services, 3 years
Arno Zhang, Application Support Specialist, Information Technology Services, 3 years

**2. REVISED GRADUATED APPROACH TO
PARKLAND DEDICATION FOR HIGHER
DENSITY DEVELOPMENTS (10.0)**

[Presentation](#)

This presentation relates to agenda item # 14, the recommendation report, “Review of Parkland Dedication By-Law, Policies and Practices”. The Committee consented to bring the report forward following the presentation.

Jim Baird, Commissioner of Development Services, provided a brief summary of the Parkland Dedication review.

Ron Palmer of The Planning Partnership, consultant for the City, gave a presentation entitled "Revised Graduated Approach to Parkland Dedication for Higher Density Developments" and explained the rationale for the recommended approach. The consultant has concluded that Markham's proposed alternative standard is considered to be the most equitable and consistent approach in comparison to other jurisdictions and approaches. It will responds to the impacts of density and household size.

The Committee discussed the availability of affordable land within Markham.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

That the presentation provided by Mr. Ron Palmer, The Planning Partnership entitled "Revised Graduated Approach to Parkland Dedication for Higher Density Developments" be received.

CARRIED

**3. SITE PLAN APPLICATION
YORK CATHOLIC DISTRICT SCHOOL BOARD
PROPOSED CATHOLIC ELEMENTARY SCHOOL
388 WHITE'S HILL AVENUE (SC 13-113269) (10.6)**

[Memo](#)

Jim Baird, Commissioner of Development Services, explained that the site plan application for a proposed Catholic elementary school can proceed during the summer months with delegated approval authority to the Director of Planning and Urban Design.

Claudio Cellucci, IBI Group, and Bryce Eldridge, Superintendent of Plant, Capital and Facilities Renewal and Mario Covatta, Manager of Construction Services, representing the York Catholic District School Board, made a presentation of the proposal details. They provided a project overview and displayed renderings and site plan details. The school will replace St. Joseph school and is scheduled to open in September, 2014.

The Committee discussed the use of portable classrooms, roof solar energy, zero waste policy, traffic management issues and drop-off routes, the catchment area and transportation zone policy, disposition of St. Joseph school lands, bird strike mitigation with respect to window design, storm water management, parking capacity, and mixed use buildings.

It was suggested that future School Board applications be reviewed by the School Board Liaison Committee.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Don Hamilton

- 1) That the Memorandum dated June 11, 2013, entitled “York Catholic District School Board, Proposed Catholic Elementary School, 388 White’s Hill Avenue, File Number SC 13-113269”, be received; and,
- 2) That the presentation by Claudio Cellucci, Architect with IBI Group Architects, regarding a proposed Catholic elementary school submitted by the York Catholic District School Board at 388 White’s Hill Avenue, be received; and,
- 3) That site plan approval, as it relates to a site plan control application for a proposed Catholic elementary school submitted by the York Catholic District School Board at 388 White’s Hill Avenue (File No. SC 13-113269), be delegated to the Director of Planning and Urban Design; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. DEVELOPMENT SERVICES COMMITTEE MINUTES
- May 21, 2013, Part A and B (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting, Part A and B, held May 21, 2013, be confirmed.

CARRIED

**5. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- May 21, 2013 (10.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Public Meeting, held May 21, 2013, be confirmed.

CARRIED

**6. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- April 18, 2013 (16.34)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held April 18, 2013, be received for information purposes.

CARRIED

**7. MARKHAM SUB-COMMITTEE MINUTES
(OUTDOOR PATIOS ON THE PUBLIC RIGHT OF WAY
ALONG MAIN STREET MARKHAM)
- May 29, 2013 (10.0)**
[Minutes](#)

This item relates to the staff memorandum listed as agenda item #15.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Markham Sub-Committee (Outdoor Patios on the Public Right of Way along Main Street Markham) meeting held May 29, 2013, be received for information purposes.

CARRIED

**8. PUBLIC INFORMATION MEETING MINUTES
- KYLEMORE COMMUNITIES (WEST VILLAGE) ANGUS GLEN
May 16, 2013 (10.0)
[Minutes](#)**

This item relates to the staff report listed as agenda item #17.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Public Information Meeting - Kylemore Communities (West Village) Angus Glen held May 16, 2013, be received for information purposes.

CARRIED

**9. 181-S-13 SOUTH UNIONVILLE COMMUNITY
PARK WEST - DESIGN CONSULTANT (6.3)
[Report](#) [Appendix A](#) [Appendix B](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled “South Unionville Community Park West - Design Consultant” be received; and,
- 2) That the tendering process be waived in accordance with Purchasing By-law 2004-341, Part II, Section 7.1 (h) which states; “where it is necessary or in the best interests of the City to acquire...Professional Services from a preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service.”; and,
- 3) That the award for the South Unionville Community Park West – Design be awarded to Baker Turner Inc. to provide full service landscape architectural consulting services for the South Unionville Community Park West: design; working drawings, tender documents; contract administration and warranty in accordance with the scope of work outlined in Attachment ‘B’ to an upset limit of \$100,000 inclusive of HST, capital administration fees, prime consulting fees, sub-consultant fees and a surveying/geo-technical allowance; and,
- 4) That the award be funded from Development Charges in the amount of \$90,000 (90%) and the Capital Contingency Account \$10,000 (10%); and,
- 5) That a new 2013 Urban Design capital project be established for this project; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. COMMERCIAL FAÇADE IMPROVEMENT AND
SIGNAGE REPLACEMENT GRANT PROGRAMS
FOR HERITAGE DISTRICTS 2013 (16.11)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled “Commercial Façade Improvement and Signage Replacement Grant Programs for Heritage Districts 2013” dated June 11, 2013 be received; and,
- 2) That the identified applications for the Commercial Façade and Signage Improvement Grant Programs be approved, provided that the applicants comply with the eligibility requirements of the programs; and,
- 3) That 5 George St. receive \$6,497.50 of grant assistance from the Commercial Façade Improvement Grant Program; and,
- 4) That 40 Main St. N. receive \$4,999.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided that the grant request is supported by Heritage Markham; and,
- 5) That 48 Main St. N. receive \$3,248.75 of grant assistance from the Commercial Façade Improvement Grant Program; and,
- 6) That 69 Main St. N. receive \$4,999.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided the applicant removes any existing illegal and inappropriate signage on the building and property; and,
- 7) That 369 Main St. N. receive \$10,000.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided that a final inspection of the completed building determines that there are no significant deviations of deficiencies from the approved Site Plan and Building Permit drawings; and,
- 8) That 19 Parkway Avenue receive \$1,000.00 of grant assistance from the Commercial Signage Replacement Grant Program, provided that the grant request is supported by Heritage Markham; and,
- 9) That the total grants of \$30,744.25 be funded through the Heritage Façade Improvement/Sign Replacement Project Account 620 101 5699 13002 (which has a budget of \$50,000.00) in the amount of \$30,744.25; and further,
- 10) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. DESIGNATED HERITAGE PROPERTY
GRANT APPLICATIONS – 2013 (16.11)**
[Report](#)

The Committee received an update from staff amending clause 2) 11.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the staff report dated June 11, 2013 entitled “Designated Heritage Property Grant Applications -2013”, be received; and,
- 2) That Designated Heritage Property Grants for 2013 be approved in the amounts noted for the following properties, totaling \$43,708.73, provided that the applicants comply with eligibility requirements of the program;
 1. 33 Joseph St. Markham Village- \$5,000.00 for the restoration of the historic wooden exterior and windows;
 2. 370 Main St. N. Markham Village-\$2,185.49 for the production of two historically appropriate picture windows and front door;
 3. 6 Water St. Markham Village-\$3,391.13 for the production of a historically appropriate front porch, front window, and wooden louvred shutters;
 4. 8 Water St. Markham Village-\$3,391.13 for the production of a historically appropriate front porch, front window, and wooden louvred shutters;
 5. 14 John St. Thornhill-\$3,162.50 for repainting the exterior in documented original colours and repairs to the stone foundation;
 6. 25 John St. Thornhill-\$2,471.88 for the re-use of historic brick salvaged from the east wall of the house to be used on the new addition;
 7. 118 Main St. Unionville-\$5,000.00 for re-painting the house in documented original colours and the production of historically appropriate wooden storm windows, provided that satellite dishes currently mounted on the exterior are relocated to a more discreet location on the house or somewhere else on the property;
 8. 116 Pavillion St. Unionville-\$5,000.00 for the installation of historically appropriate wooden soffits and a historically appropriate wooden veranda ceiling;
 9. 527 William Forster Road Cornell-\$5,000.00 for the production of historically appropriate wooden louvred shutters, and the reconstruction of missing gable end chimneys;
 10. 2665 Bur Oak Ave. Cornell- \$2,106.60 for the re-conditioning of the historic wooden windows, and production of historically appropriate storm windows;
 11. **36 Church St. Markham Village - \$3,305.25 for the re-construction and repair of the existing historic front veranda;**
 12. 22 David Gohn Circle, Markham Heritage Estates-\$2,000.00 for the painting the exterior in documented original colours;
 13. 5000 Steeles Ave. E. The Ebenezer United Church-\$5,000.00 for the restoration of the masonry walls and buttresses of the west side of the building; and,

- 3) That the requested grant for \$5,000.00 to construct a new steeple on the Bethesda Lutheran Church, at 20 Union St. Unionville, be denied because the proposed work does not meet the eligibility requirements of the Designated Heritage Property Grant program, because the new steeple does not restore, preserve, or replicate an original heritage feature of the building; and,
- 4) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account # 620-101-5399-13006 (\$30,000.00 available for 2013); and,
- 5) That the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2013 Designated Heritage Property Grant program, be funded through remaining funds from the 2013 Commercial Façade Improvement/Signage Replacement Grant program Project Fund, #620-101-5699-13002 (\$ 19,255.75 remaining); and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. RECOMMENDATION REPORT
INFRASTRUCTURE ONTARIO
ZONING AMENDMENT APPLICATION
TO REMOVE LANDS AT 8416 BAYVIEW AVENUE
FROM THE PARKWAY BELT WEST PLAN AND
REVOKE A MINISTER’S ZONING ORDER (MZO)
(ZA 12 122178) (10.5)
[Report](#)**

Staff provided a brief overview of the Minister’s Zoning Order.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “RECOMMENDATION REPORT, Infrastructure Ontario, Zoning Amendment Application to remove the lands at 8416 Bayview Avenue from the Parkway Belt West Plan and Revoke a Minister’s Zoning Order (MZO), File No. ZA 12 122178,” and dated June 11, 2013 be received; and,
- 2) That the application by Infrastructure Ontario to remove the lands at 8416 Bayview Avenue from the Parkway Belt West Plan and Revoke a Minister’s Zoning Order (MZO), be endorsed; and,

- 3) That the Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH); and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. RECOMMENDATION REPORT
ZONING AMENDMENT APPLICATION TO
AMEND THE MINISTER’S ZONING ORDER (MZO)
TO PERMIT A SINGLE DETACHED DWELLING AT
4870 ELGIN MILLS ROAD EAST
(ZA 12 130474) (10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “RECOMMENDATION REPORT, Zoning Amendment Application to amend the Minister’s Zoning Order (MZO) to permit a single detached dwelling at 4870 Elgin Mills Road East, File No. ZA 12 130474,” and dated June 11, 2013 be received; and,
- 2) That the application by Donny Chow to amend the Minister’s Zoning Order (MZO) to permit a new single detached dwelling at 4870 Elgin Mills Road East, be endorsed; and,
- 3) That the Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH); and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. RECOMMENDATION REPORT
REVIEW OF PARKLAND DEDICATION BY-LAW,
POLICIES AND PRACTICES – FINAL RECOMMENDATIONS
PR 11 126647 (10.0)
[Report](#) [Appendix 1](#) [Appendix 2](#) [Appendix 3](#) [Appendix 4](#) [Appendix 5](#)**

This report relates to the presentation regarding Parkland Dedication, agenda item #2.

The Committee received correspondence from Danielle Chin of BILD dated June 10, 2013. Nick Pileggi of Malone Given Parsons Ltd. on behalf of Times Group, made a deputation in support of the simple, balanced approach proposed in the staff report and discussed the impacts on Markham Centre and Langstaff areas.

Karen Rea spoke in opposition to reduction incentives for higher development.

Donna Bush, representing the Markham Village City Ratepayers Association, spoke of the benefits of increasing green space.

The Committee discussed the example of Langstaff with respect to achieving a reasonable balance of green space and buildable land within intensified areas.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That the correspondence from Danielle Chin of BILD dated June 10, 2013 be received; and,**
- 2) **That the deputations by Nick Pileggi; Karen Rea; and Donna Bush representing the Markham Village City Ratepayers Association, regarding Parkland Dedication, be received; and,**
- 3) That the Report entitled “Review of Parkland Dedication By-law, Policies and Practices – Final Recommendations – PR 11 126647”, be received; and,
- 4) That the Presentation by The Planning Partnership entitled “Revised Graduated Approach to Parkland Dedication for Higher Density Developments” dated June 11, 2013, be received; and,
- 5) That the Final Report from The Planning Partnership entitled “City of Markham Review of Parkland Dedication By-law, Policies and Practices, May 2013”, be received, and that it be utilized to provide guidance to Staff and Council in matters involving parkland dedication; and,
- 6) That the proposed Official Plan policies respecting “Parkland Dedication” and “Parks and Open Space Classification”, attached as **Appendix 2** to this Report, be received for inclusion in the final Official Plan; and,
- 7) That the draft Parkland Dedication By-law attached as **Appendix 3** to this Report, including the recommended parkland dedication reduction incentive for higher density development in intensification areas, be endorsed; and,
- 8) That Staff be directed to bring a final Parkland Dedication By-law forward for Council approval; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. UPDATE ON OUTDOOR PATIOS
ON THE PUBLIC RIGHT OF WAY
ALONG MAIN STREET MARKHAM FOLLOWING
REVIEW BY THE MARKHAM SUBCOMMITTEE (10.0)**
[Memo Subcommittee Minutes](#)

This item relates to the minutes of the Markham Sub-committee Meeting held May 29, 2013, listed as agenda item #7.

Jim Baird, Commissioner of Development Services, provided a summary of the discussion at the Markham Sub-committee and the recommendation.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That the memorandum dated June 11, 2013, entitled “UPDATE ON OUTDOOR PATIOS ON THE PUBLIC RIGHT OF WAY ALONG MAIN STREET MARKHAM FOLLOWING REVIEW BY THE MARKHAM SUBCOMMITTEE”, be received; and,
- 2) That Council approve the attached Table 1, which reflects the Subcommittee recommendations relating to which patio type is considered appropriate for each business that has requested a patio, subject to formal review and approval by staff in accordance with regulations contained in the future Road Occupancy By-law and accompanying design guidelines.

CARRIED

**16. RECOMMENDATION REPORT
NORMAN AND MARY DRUDGE
APPLICATION FOR SITE PLAN APPROVAL
TO FACILITATE A 59.5 METRE HIGH MONOPOLE
STYLE TELECOMMUNICATIONS TOWER WITHIN A
100 SQUARE METRE EQUIPMENT COMPOUND
AT 5474 19TH AVENUE
(SC 12 120598) (10.6)**
[Report](#)

Jim Baird, Commissioner of Development Services, introduced the application for a telecommunications tower at 5474 19th Avenue, and briefly reviewed the telecommunications policy.

Councillor Carolina Moretti advised that a Community Information Meeting had been held, and that the applicant is continuing to cooperate in resolving issues relating to relocation of the tower, eliminating the flag, and paint colour.

Johnpaul Loiacono, Planner, Biglieri Group Ltd. was in attendance to respond to any questions on behalf of the applicant.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated June 11, 2013, entitled “RECOMMENDATION REPORT, Norman and Mary Drudge, Application for Site Plan Approval to facilitate a 59.5 metre high monopole style telecommunications tower within a 100 square metre equipment compound at 5474 19th Avenue, File No: SC 12 120598”, be received; and,
- 2) That the presentation by Johnpaul Loiacono, Planner with the Biglieri Group Ltd., regarding the proposed telecommunications tower, be received; and,
- 3) That the application for site plan approval be approved, subject to conditions of Site Plan Approval as identified in Appendix ‘A’ to this report; and,
- 4) That Industry Canada be advised in writing, of this approval (concurrence), and that this approval is with respect to this location only; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. RECOMMENDATION REPORT
KYLEMORE COMMUNITIES (WEST VILLAGE) LTD.
9 AND 15 STOLLERY POND CRESCENT
ANGUS GLEN WEST VILLAGE
APPLICATION FOR SITE PLAN APPROVAL TO PERMIT PHASE 1
OF A RESIDENTIAL APARTMENT CONDOMINIUM DEVELOPMENT
(SC 12 109301) (10.6)**

[Report](#)

This item relates to the minutes of the Public Information Meeting held on May 16, 2013, listed as agenda item # 8.

Jim Baird, Commissioner of Development Services, briefly explained the Phase One site plan application for the six storey building. A recommendation report on Phase Two and the eight storey building will come forward in the fall. Further public consultation will be at the direction of the ward councillor.

Signe Liesk of Cassels Brock, representing the applicant, was in attendance.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) That the report dated June 11, 2013, entitled “RECOMMENDATION REPORT, Kylemore Communities (West Village) Ltd., 9 and 15 Stollery Pond Crescent, Angus Glen West Village, Application for Site Plan Approval to permit Phase 1 of a residential apartment condominium development, File No.: SC 12 109301”, be received; and,
- 2) That the application submitted by Kylemore Communities (West Village) Ltd. for site plan approval be endorsed in principle for Phase 1, subject to the conditions outlined in Appendix “A”; and,
- 3) That site plan approval for Phase 1 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,
- 4) 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,
- 5) That servicing allocation for a population of 131.66 persons (58 apartment units) be granted to Kylemore Communities for Phase 1 from the City of Markham 2013 Servicing Allocation distribution in accordance with the Region of York’s “Sustainable Development Through LEED” program; and,
- 6) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and further,
- 7) That the Region of York be advised of the servicing allocation for this development;

CARRIED

**18. RECOMMENDATION REPORT
1232548 ALBERTA INC.
REVISED ZONING AMENDMENT APPLICATION
TO PERMIT 5 DETACHED DWELLINGS AND
THE RELOCATION OF AN EXISTING HERITAGE DWELLING
AT 6750 14TH AVENUE, 7784 9TH LINE AND 7790 9TH LINE
(ZA 11 112570) (10.5)**
[Report](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

- 1) That the report titled “RECOMMENDATION REPORT, 1232548 Alberta Inc., Revised Zoning Amendment Application to permit 5 detached dwellings and the relocation of an existing Heritage dwelling at 6750 14th Avenue, 7784 and 7790 9th Line, File No. ZA 11 112570,” dated June 11, 2013 be received; and,
- 2) That the record of the Public Meeting held on October 25, 2011, regarding the Zoning Amendment Application be received; and,
- 3) That the revised application by 1232548 Alberta Inc., to amend Zoning By-law 194-82, as amended, be approved and the draft by-law attached as Appendix ‘B’ , be finalized and enacted without further notice; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. TENDER AWARD OF 081-T-13 ROAD
RECONSTRUCTION OF MAIN STREET MARKHAM
FROM HIGHWAY 7 TO BULLOCK DRIVE (7.12 & 5.10)**
[Report](#) [Attachments](#)

Diane Kobelansky of the Markham Village BIA made a deputation to request the Committee support the necessary funding to complete the streetscaping project from Highway 7 to Bullock Drive, consider the historic value of Main Street Markham and the impact of the reconstruction on Main Street businesses. Ms. Kobelansky supports Option 1 in the staff report.

Alan Brown, Director of Engineering, discussed the financial aspects, options, available funding, and the proposed parking restrictions and information campaign. A meeting is scheduled with stakeholders on June 26 to review and finalize plans for the chosen option. A funding shortfall of \$957,749 was identified.

Ward 5 Councillor Colin Campbell thanked everyone for working on this project and supported Option 1. The Councillor noted the parking restriction map and suggested signage to divert needless traffic.

Ward 4 Councillor Carolina Moretti supported Option 1 and questioned funding options. The Councillor suggested coloured concrete that resembles interlocking brick be considered as an alternative to interlock, due to maintenance issues.

The Committee noted the discrepancy between the bid prices, and staff noted that it may be due to the complexity of the project. A bond will be provided to ensure completion, and a healthy contingency fund is included.

The Committee discussed funding options at length to address the current shortfall. Staff noted that the option for a City-wide tax increase will result in \$1.80 per household for the next 5 years. Staff was directed to report back with funding options for this and other projects using the gas tax funds and other sources. The Committee generally supported expansion of the project to 16th Avenue, pending resolution of additional funding requirements.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) **That the deputation by Diane Kobelansky of the Markham Village BIA be received; and,**
- 2) That the report entitled “Tender Award of 081-T-13 Road Reconstruction of Main Street Markham From Highway 7 To Bullock Drive” be received; and,
- 3) That Council endorse **Option 1** as the preferred option as it relates to the funding shortfall for the project: Maintain streetscaping level and obtain additional funding **from sources to be determined;** and
 - a. That the contract for “Tender Award of 081-T-13 Road Reconstruction of Main Street Markham From Highway 7 To Bullock Drive” be awarded to the highest ranked / lowest priced bidder, Four Seasons Site Development in the amount of \$3,104,887.38, inclusive of HST; and,
 - b. That a contingency amount of \$465,733.11 (15%), inclusive of HST, be established to cover any additional costs and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 4) That the following recommendations be approved:
 - a) That Staff be authorized to award the contract for the Contract Administration and Inspection Service to Municipal Engineering Services in the amount of \$176,009.18, inclusive of HST, in accordance with Part II (7)(1)(h) of the Purchasing By-law; and,

- b) That Staff be authorized to award the contingency in the amount of \$17,600.92 (10%), inclusive of HST, to cover potential costs related to Contract Administration and Inspection Services and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
 - c) That Staff be authorized to award, if necessary, a contract for the Construction Design Review Services to Morrison Hershfield in the amount of \$15,264.00, inclusive of HST, to cover Engineering and Urban Design drawing revisions required during construction; and,
 - d) That an allowance of \$96,672.00, inclusive of HST, be authorized for a PO (PD 11169) increase request from Morrison Hershfield for additional detailed design fees related to multiple streetscaping revisions, additional public meetings, etc., related to this project and that the Director of Engineering be authorized to finalize the Purchase Order increase request; and,
 - e) That Staff be authorized to award the contract for the Pre and Post Construction Inspection Services to OZA Inspections Limited in the amount of \$35,616.00, inclusive of HST, in accordance with Part II (7)(1)(h) of the Purchasing By-law; and,
 - f) That the Engineering Department Capital Administration Fee in the amount of \$175,536.00, inclusive of HST, be transferred to revenue account 640-998-8871 (Capital Admin Fees); and,
 - g) That the project costs be funded from the following Capital Accounts:
 - i. 083-5350-11079-005 (Main Street Markham reconstruction);
 - ii. 083-5350-12048-005 (Main Street Markham reconstruction);
 - iii. 083-5350-13036-005 (Main Street Markham Streetscaping);
 - iv. 058-6150-12403-005 (Storm Sewer Upgrade – Main Street Markham);
 - v. 058-6150-12328-005 (Watermain Construction & Replacement Program); and
 - vi. 053-6150-12334-005 (Sanitary Sewer System Upgrade Program).
- as outlined under the **“Financial Consideration and Template”** section of this report; and,
- 5) That Staff be authorized to restrict Main Street Markham, from Highway 7 to Bullock Drive to one (1) southbound lane as required, from July 1, 2013 to November 29, 2013, or as required by the Director of Engineering, to facilitate the proposed roadway and streetscaping improvements; and,

- 6) That Schedule 'C' of Traffic By-Law 2005-188, permanently restricting parking, be amended by including both sides of Water Street, from Wilson Street to Robinson Street, both sides of Centre Street, between Main Street and Jerman Street, and portions of Main Street Markham, between Highway 7 and Bullock Drive starting July 1, 2013; and,
- 7) That the existing parking in front of 85 Main Street be maintained on a trial basis, provided that the parking spaces are constructed with a rolled curb and Staff monitor the area for any safety issues (in the event of which the parking spaces will be removed); and,
- 8) That the Parking Control Department be directed to enforce the parking prohibition upon the installation of the signs; and,
- 9) That a 10-year moratorium be placed on any major servicing and utility installation along Main Street Markham between Highway 7 and Bullock Drive; and,
- 10) That the Director of Engineering be authorized to finalize and implement the traffic and pedestrian management plan in consultation with the two (2) local Ward Councillors, the Region of York, the Operations Department, the Fire and Emergency Services Department, and the Project Liaison Committee; and,
- 11) That a maximum allowance of \$33,580.80, inclusive of HST, be authorized to implement the draft 2013 Marketing Plan subject to the conditions specified in this report; and,
- 12) That Capital Project 13034 (\$1.44 million) for Main Street Markham Storm Sewer Upgrade, from Bullock Drive to 16th Avenue and Hwy 48, Bullock to 16th Avenue portion of Capital Project 13701 (\$1.491 million), be deferred pending Council prioritization of gas tax funded projects; and,
- 13) That the Engineering Department 2013 Capital Account 13036 be increased in the amount of \$525,000, inclusive of HST, and is to be funded from Life Cycle Replacement and Capital Reserve; and further,
- 14) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**20. SUNNY FOODMART - 7700 MARKHAM ROAD
EXEMPTION UNDER THE *RETAIL BUSINESS HOLIDAYS ACT* (10.16)**
[Correspondence](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the correspondence from Yong Li, VP Director, Sunny Foodmart requesting the City of Markham's support with respect to an application made to the Regional Municipality of York for exemption at 7700 Markham Road under the *Retail Business Holidays Act*, be received; and,
- 2) **That the Region of York be advised that the City of Markham supports and endorsed the request of Sunny Foodmart for exemption under the *Retail Business Holidays Act* for the location at 7700 Markham Road.**

CARRIED

**21. NEW BUSINESS
RENAMING OF HIGHWAY 7 (10.14)**

The Committee consented to new business with a 2/3 vote.

Regional Councillor Jim Jones requested direction from the Committee regarding the proposed name change for Highway 7 being discussed at the Regional Transportation Committee meeting on June 12. The Committee indicated a preference for the name to remain Highway 7, with the priority that the name be consistent across Markham and other jurisdictions. It was noted that public consultation had previously been held on this issue.

Moved by: Councillor Howard Shore

Seconded by: Councillor Alex Chiu

That the Region of York be advised that the City of Markham recommends that the name of Highway 7 remain unchanged.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:30 PM.

Alternate formats for this document are available upon request.
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