



DEVELOPMENT SERVICES COMMITTEE MINUTES

JUNE 18, 2013, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 11

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

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Sabrina Bordone, Planner
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Stephen Corr, Planner
Geoff Day, Senior Planner
George Duncan, Senior Heritage Planner
Marina Haufschild, Senior Planner, Urban Design
Linda Irvine, Manager, Parks and Open Space
Development
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
Rosanna Punit, Planner
Liz Wimmer, Senior Environmental Planner
Marg Wouters, Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

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. Regional Councillor Gord Landon assumed the Chair for Transportation items, Nos. 3, 19, 20, 21.

The Committee recessed from 1:00 p.m. to 1:50 p.m.

The Director of Planning and Urban Design introduced three new members of the Development Services Commission.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Valerie Burke disclosed an interest with respect to Item No. 9 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. DOWNTOWN MARKHAM CAROUSEL PAVILION
NORTHWEST CORNER OF BIRCHMOUNT ROAD
AND ENTERPRISE BOULEVARD
(SC 13 110971) (10.6)
[Resolution + Appendix A](#)**

Jim Baird, Commissioner of Development Services gave a brief introduction to this matter and advised that the required Minor Variance application will involve public notice and consultation.

Sheldon Levitt, Architect, Quadrangle Architects made a presentation and provided a booklet on the proposed Downtown Markham Carousel Pavilion at the northwest corner of Birchmount Road and Enterprise Boulevard, as part of Remington's commitment to provide public art in Downtown Markham. Mr. Levitt reviewed the various components of the downtown core and the location of the pavilion. The site plan, floor plan, renderings, and feature details were displayed. Mr. Levitt advised that as part of the build-out of Markham Centre, the structure may be relocated to another site in the future. Construction is anticipated to begin by summer, 2014.

The Committee discussed noise impacts and programming with respect to sensitivity to surrounding residents and concern was expressed for bird strike mitigation.

The Committee indicated support for the concept of creating a people place with a water feature and concessions but cautioned that the vision of wide boulevards must be maintained. Staff confirmed that this project would not constitute parkland dedication.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the presentation by Sheldon Levitt, Architect with Quadrangle Architects, on the proposed Downtown Markham Carousel Pavilion at the northwest corner of Birchmount Road and Enterprise Boulevard, File No. SC 13 110971, be received; and,
- 2) That the site plan application, submitted by Ruland Properties Inc., for the proposed carousel and ancillary facilities, File No. SC 13 110971, be endorsed in principle subject to the conditions attached as Appendix 'A'; and,

- 3) That final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. NEZYN POINT (MOHAMMAD RHAMAN)
7160 MARKHAM ROAD
(SC 10 126959) (10.6)**

Jim Baird, Commissioner of Development Services advised that approval authority for this application has been delegated to staff and it is being presented today to update the Committee.

Paul Wright, ACI Wright Architects, gave a presentation of the Nezyn Point (Mohammad Rhaman) proposal for a three-storey residential and retail development at 7160 Markham Road. Mr. Wright displayed renderings and elevations. Staff will continue to work with the applicant to finalize the plans.

The Committee commented on the extensive use of glass and suggested improvements to the architectural features, requesting that high quality pre-cast materials be used. The Ward Councillor requested community consultation regarding this application.

Moved by: Councillor L. Kanapathi
Seconded by: Councillor Alex Chiu

That the presentation provided by Mr. Paul Wright, ACI Wright Architects entitled “Nezyn Point (Mohammad Rhaman), 7160 Markham Road” be received.

CARRIED

**3. MARKHAM MUP (MULTI USE PATHWAY)
16TH AVENUE TO BOB HUNTER MEMORIAL PARK (6.3)
[Resolution](#) [Presentation](#)**

Alan Brown, Director of Engineering, provided a brief update on this matter.

Mark Schollen, Schollen and Company Inc. made a presentation to update the Committee and stakeholders on consultation sessions, final design details, outstanding issues, and the construction schedule. Approval is required to begin the tendering process for Phase 1. Mr. Schollen discussed the proposed pathways, surface materials, and the design and construction details for the bridges and various elements.

Staff reviewed the budget status. The total estimated cost for Phase 1 is \$ 2.85 m with a shortfall of \$ 0.69 m. Staff will structure the tender document to adjust the work to meet the budget and will report back with the tender award and final scope of work.

Next steps include ongoing communications with the agencies, finalizing details and plans in June/July, tendering in August, and construction in the fall of 2013-spring 2014, weather dependent. A detailed phasing plan will be provided at a later date.

Tupper Wheatley, representing the Milne Dam Conservation Association, discussed the long process and the numerous committee meetings held, and stated his support for the staff report and detailed design. Mr. Wheatley thanked the consultants, staff and Council members.

Elizabeth Tan spoke in support of the trail system and provided comments on the surface materials with respect to accessibility. Ms. Tan supports Option # 2 for the Main Street and Carlton Road crossing.

The Committee provided comments and discussed some aspects at length with staff and the consultants:

- road crossing options for Main Street and Carlton Road: members preferred Options 2 or 3, but noted the overhead crossing light in Option 3 is not appropriate in the heritage district. It was suggested that the heritage design for the crossing signs be reviewed. Staff will tender for Options 2 & 3 and report back on both. Another suggestions was to keep the crossing as it is, with signs indicating the road crossing
- the underpass at the CN tracks cannot be widened to help reduce flooding
- signage at the entrance and throughout the pathway system will include trailheads, orientation and communications messages
- map application may be available with Access Markham
- the pathway cannot go under McCowan Road, other crossing options were discussed
- lighting for signage is endorsed, but caution was given that it does not lead to excessive lighting throughout the system
- eco-friendly parking options instead of paved surfaces were encouraged
- the trail path from Banfield to Drakefield has been determined through the EA process
- the accessible trail loop has been tested by the Accessibility Coordinator and the Chair of Markham's Accessibility Advisory Committee and it is satisfactory; however they noted that the path must be maintained properly or changed to asphalt
- staff will review the placement of the trail within the Carlton Road parking lot with respect to the proximity to the active parking area

The Committee thanked the residents, staff, consultants, and Council members involved, for their work on this project.

Moved by: Councillor Carolina Moretti

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputations by Tupper Wheatley, representing the Milne Dam Conservation Association, and Elizabeth Tan regarding the Markham Multi Use Pathway be received; and,**
- 2) That the June 18, 2013 presentation from Schollen and Company Inc. be received; and,

- 3) That staff be authorized to proceed with the tender of Phase 1 MUP construction for Area 2, 3 & 4 (from Carlton Rd & Main St Unionville through Milne Dam Conservation Area to Drakefield Road), and report back on bid pricing and award of tender; and,
- 4) That staff report back to Council or CAO with respect to tender price/award and final scope of work for Phase 1, **including Options 1 and 2 for the Main Street/Carlton Road crossing and an approach to improve the accessibility of the parking lot at the Milne Dam Conservation Area; and,**
- 5) **That staff ensure the accessibility loop be properly maintained; and,**
- 6) That staff report back with an update on Phase II works and outstanding issues (i.e. signage, entrance features, landscaping, maintenance requirements, etc.); and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

4. STATUS UPDATE
JAMES CAMPBELL HOUSE RELOCATION
26 ALBERT STREET
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)
[Memo](#)

Jim Baird, Commissioner of Development Services advised that a purchaser has submitted a letter of intent to the owner of 26 Albert Street, to purchase and move the James Campbell house. Council is required to declare the house eligible to move into Markham Heritage Estates, subject to the regular procedures. Michael Crabtree, applicant, was in attendance.

Discussions included the deadlines for the conditions of the demolition permit including the site plan application. Staff advised that the Chief Administrative Officer has delegated authority during Council's summer recess for the site plan approval and for the sale of the Heritage estates building lot up to a certain dollar amount. Staff will provide an update at Council and if necessary, specific delegation authority could be enacted at that time.

The Committee was advised of an offer of financial assistance toward the building's preservation and relocation, from Markham Village Conservancy.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Carolina Moretti

- 1) That the Memorandum entitled "Status Update, James Campbell House Relocation, 26 Albert Street, Markham Village Heritage Conservation District," dated June 18, 2013, be received; and,

- 2) That as recommended by Heritage Markham, Council declare the James Campbell House eligible for relocation to Markham Heritage Estates, but only as an intact structure; and,
- 3) That staff be directed to continue to work with the prospective purchaser on a proposal to relocate the building to Markham Heritage Estates and report back to Council on lot selection and the applicant's financial capability, budget and project schedule; and
- 4) **That in the event there is a bonafide offer to purchase a building lot in Markham Heritage Estates during Council's summer recess, that authority be delegated to the Chief Administrative Officer to approve, execute and complete the purchase subject to confirmation from the Finance Department that the purchaser has the financial capability to complete the transaction; and,**
- 5) That Council express its appreciation to the Markham Village Conservancy for their generous offer of financial assistance toward the building's preservation and relocation; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF FEBRUARY 1, 2013 TO MAY 31, 2013 (10.0)**
[Report](#)

The Committee requested that the application by Kings Petro Inc. be reviewed by the Accessibility Advisory Committee; and that Tribute be advised that Michael Morrissey, consultant for the Main Street Unionville project, has offered to assist with the design review for 20 Fred Varley Drive.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That Committee receive the report entitled "Report on Incoming Planning Applications for the period of February 1, 2013 to May 31, 2013" and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. REQUEST BY CORNELL ROUGE
DEVELOPMENT CORPORATION FOR A
STREET NAME CHANGE FROM ARBORETUM DRIVE
TO WILLIAM FORSTER ROAD (10.14)**

[Memo](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the request by Cornell Rouge Development Corporation to rename Arboretum Drive to William Forster Road be approved; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. 2013 SECOND QUARTER UPDATE
OF THE STREET NAME RESERVE LIST (10.14)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the updated Street Name Reserve List for the second quarter of 2013, attached as Appendix 'A' to the June 18, 2013 staff report titled '2013 Second Quarter Update of the Street Name Reserve List', be received.

CARRIED

**8. RECOMMENDATION REPORT
PROPOSED GENERAL HOUSEKEEPING
ZONING BY-LAW AMENDMENTS RESPECTING
VARIOUS PROVISIONS IN THE CITY OF MARKHAM
ZONING BY-LAWS
(ZA 12-107844 AND ZA 12-109460) (10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) That the report dated June 18, 2013 entitled "RECOMMENDATION REPORT, Proposed General Housekeeping Zoning By-law Amendments respecting Various Provisions in the City of Markham Zoning By-laws, File Numbers: ZA 12-107844 and ZA 12-109460", be received; and,

- 2) That the record of the Public Meeting held on May 21, 2013, regarding the proposed general Zoning By-law amendments, be received; and,
- 3) That the General Housekeeping Zoning By-law amendments, respecting various provisions in the City of Markham Zoning By-laws, be approved and the draft by-laws attached as Appendix 'A' 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

**9. THORNHILL REVITALIZATION AREA
PROPOSED CITY-INITIATED AREA AND
SITE SPECIFIC POLICIES TO BE INCLUDED
IN THE NEW DRAFT OFFICIAL PLAN AND
AMENDMENT TO BY-LAW 77-73
(PR 11 127722) (10.3, 10.5)
[Report](#) [Correspondence](#)**

Councillor Valerie Burke disclosed an interest with respect to Item No. 9 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 Joe Li

- 1) That the Memorandum dated June 18, 2013, entitled "Thornhill Revitalization Area, Proposed City-initiated Area and Site Specific Policies to be included in the new Draft Official Plan and Amendment to Zoning By-law 77-73, File Number PR 11 127722", be **deferred indefinitely**.

CARRIED

**10. DRAFT OFFICIAL PLAN 2012
– UPDATE ON TIMELINE FOR ADOPTION (10.3)
[Report](#) [Correspondence](#)**

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Joe Li

- 1) **That correspondence dated June 17, 2013 from Ben Quan, QX4 Investments Limited providing comments on the Official Plan, be received; and,**
- 2) That the report and staff presentation entitled "Draft Official Plan 2012 - Update on Timeline for Adoption" dated June 18, 2013, be received; and further,

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

CARRIED

**11. RECOMMENDATION REPORT
MON SHEONG FOUNDATION
SITE PLAN APPLICATION TO PERMIT
FOUR SENIORS' BUILDINGS AT
31, 67 & 73 OLD KENNEDY ROAD AND
4550 & 4576 STEELES AVENUE EAST
(SC 12 119834) (10.6)**

[Report](#)

Jim Baird, Commissioner of Development Services provided a brief introduction.

Eldon Theodore of MHBC Planning, representing the applicant, gave brief presentation of the elevations and site plan. Andre Brouchu, Architect, was also in attendance. A handout of site plan details was provided to the Committee. The Committee had no comments.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report dated June 18, 2013 titled "RECOMMENDATION REPORT, Mon Sheong Foundation, site plan application to permit four seniors' buildings at 31, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue East" be received; and,
- 2) That the application for site plan approval (SC 12 119834) be endorsed in principle subject to the conditions attached as Appendix 'A'; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is issued only when the Director or his designate has signed the plans; and,
- 4) That this 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 further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. RECOMMENDATION REPORT
MACKENZIE BUILDERS AND DEVELOPERS LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND BY-LAW AMENDMENT, SOUTHWEST CORNER OF
MAJOR MACKENZIE DRIVE EAST AND MINGAY AVENUE
(SU 12 - 130894 AND ZA 12 - 130894) (10.7, 10.5)**
[Report](#)

Jim Baird, Commissioner of Development Services gave a brief summary of the infill proposal.

Moved by: Councillor Carolina Moretti

Seconded by: Mayor Frank Scarpitti

- 1) That the report dated June 18, 2013, entitled “Recommendation Report, Mackenzie Builders and Developers Ltd., Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment, Southwest corner of Major Mackenzie Drive East and Mingay Avenue, File Numbers SU 12-130894 and ZA12-130894”, be received; and,
- 2) That the record of the Public Meeting held on December 11, 2012, regarding the applications for approval of Draft Plan of Subdivision and implementing Zoning By-law be received; and,
- 3) That draft plan of subdivision 19TM-12005 submitted by Mackenzie Builders and Developers Ltd., be draft approved subject to the conditions outlined in Appendix ‘A’; and,
- 4) 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 the application submitted by Mackenzie Builders and Developers Ltd. to amend Zoning By-laws 304-87 and 177-96, as amended, be approved and the draft by-laws attached as Appendix ‘B’ be finalized and enacted without further notice; and,
- 6) That 2011/2012 servicing allocation for 27.5 single detached units (101.75 population), 12 semi-detached units (36.24 population) and 32 townhouse dwelling units (90.24 population) be granted to Mackenzie Builders and Developers Ltd. (for plan of subdivision 19TM-12005 as well as two additional single detached part lots) and to Wismer Markham Developments Inc. (for five additional single detached part lots), in accordance with the June 26, 2012 Servicing Allocation Update Report; and,
- 7) That the Town 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,

- 9) That the draft plan approval for plan of subdivision 19TM-12005 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,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. RECOMMENDATION REPORT
MAHAMEVNA BHAVANA ASAPUWA TORONTO
APPLICATIONS FOR AMENDMENTS TO THE
OFFICIAL PLAN, MINISTER’S ZONING ORDER
AND ZONING BY-LAW TO PERMIT A PLACE OF WORSHIP
AT 11175 KENNEDY ROAD
(OP 12 117122 AND ZA 12 117122) (10.3, 10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services provided an overview of the proposal for a Place of Worship and discussed Official Plan policies and surrounding uses. The proposal will require approval by York Region.

The Committee indicated concern for the proposal, with respect to setting a precedent for other similar developments in agricultural lands; however, given the size, location, existing use, and staff rational, this application can be considered unique. It was noted that the use will be limited to the current space and future expansion will be restricted.

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “RECOMMENDATION REPORT, Mahamevna Bhavana Asapuwa Toronto Applications for Amendments to the Official Plan, Minister’s Zoning Order and Zoning By-law to permit a Place of Worship at 11175 Kennedy Road,” and dated June 18, 2013 be received; and,
- 2) That the applications by Mahamevna Bhavana Asapuwa Toronto to amend the Official Plan and Zoning By-law to permit a Place of Worship at 11175 Kennedy Road be approved; and,
- 3) That the proposed amendment to the Minister’s Zoning Order (MZO) for such purposes, be endorsed; and,
- 4) That the Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH); and,
- 5) That the proposed amendment to the Official Plan be adopted and forwarded to the Region of York for approval; and,

- 6) That the proposed amendment to City by-law 304-87, as amended, be enacted after the proposed Official Plan Amendment is approved by the Region of York; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. RECOMMENDATION REPORT
GRANDFIELD HOMES (OAKFORD) LIMITED
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT
48 SINGLE DETACHED RESIDENTIAL UNITS
BLOCK 226, PLAN 65M-3526 AND BLOCK 77, PLAN 65M-3559
(SU 12 120199 & ZA 12 120199) (10.7, 10.5)**

[Report](#)

Jim Baird, Commissioner of Development Services provided an overview of the proposed development of a surplus school site.

A petition with 43 signatures in support of the revised proposal, reduced from 60 to 48 units, was received (see Agenda item # 22). Councillor Don Hamilton provided a written submission from John Lee, on behalf of the North Willow Heights Neighbourhood Residential Community, in opposition to the proposal.

John Lee spoke on behalf of several residents in opposition to the proposal. Mr. Lee had concerns for the loss of parkland and safety impacts of the new street on the playground, and suggested a reduction to 43 single family dwellings.

Staff displayed an area plan and identified the proposed street which would take a 2.5m wide section of land from the adjacent park.

Keith MacKinnon of KLM Planning Partners Inc., representing the applicant, gave a presentation to explain the development proposal and the preferred street pattern that will line up with existing roads. Mr. MacKinnon discussed the semi-detached and single dwellings and configuration options that had been considered. He provided a photograph illustrating the amount of land that would be removed from the park and renderings of the development, advising that landscaping and sidewalk enhancements would be provided.

Vincent Pun, area resident, spoke in opposition with respect to removal of parkland and additional traffic near the park causing safety concerns. Mr. Pun encouraged the preservation of the open space.

Lisa Huang, area resident, spoke in opposition to the proposal and requested the parkland not be removed.

Antonio Taormina stated that he does not currently live in the area but may be considering a move into the community. Mr. Taormina supports the proposal which will link the roads and residential areas, as well as providing a more accessible and open park area.

King Chen, a non-area resident, supported the proposal and the open park concept.

The Committee recognized the importance of parklands and indicated support for the compromise reached with the applicant. The Ward Councillor thanked the residents for attending the meeting and working toward a solution on this issue.

The Committee directed staff to work with applicant to provide a additional playground features to the park at a suggested value of \$30-50,000, in consultation with the community and the Manager of Parks and Open Space Development.

Councillor Don Hamilton

Councillor Carolina Moretti

- 1) **That the petition signed by 43 residents in support of the revised proposal; and the written submission from John Lee, on behalf of the North Willow Heights Neighbourhood Residential Community, in opposition to the proposal by Grandfield Homes, be received; and,**
- 2) **That the deputations by John Lee, Vincent Pun, Lisa Huang, Antonio Taormina, and King Chen, regarding the proposal by Grandfield Homes, be received; and,**
- 3) That the Staff Report entitled “RECOMMENDATION REPORT, Grandfield Homes (Oakford) Limited, Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 48 single detached residential units, Block 226, Plan 65M-3526 and Block 77, Plan 65M-3559, File No. SU 12 120199 & ZA 12 120199” be received; and,
- 4) That the record of the Public Meeting held on February 19, 2013 regarding the Draft Plan of Subdivision and implementing Zoning By-law Amendment be received; and,
- 5) 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’ to this report, as may be amended by the Director of Planning and Urban Design, or his designate; and,
- 6) That the application submitted by Grandfield Homes (Oakford) Limited to amend the Zoning By-law 177-96, as amended, be approved and that the draft by-law attached as appendices ‘B’ & ‘C’ be finalized and enacted without further notice; and,
- 7) That 2011/2012 servicing allocation for 48 single detached units (177.6 population) be granted to plan of subdivision 19TM-12009, in accordance with the June 26, 2012 staff report on servicing allocation; 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 2.5 metre strip of land from Block 77, Plan 65M-3559 comprising 940 square metres as shown on Attachment No. 5 be declared surplus to municipal purposes pursuant to By-law 178-96 and conveyed to the applicant at fair market value in the opinion of the Manager of Real Property; and,
- 10) That the applicant provide to the City the 30% payment of the required subdivision processing fee in accordance with the City's Fee By-law (By-law 211-83, as amended by By-law 2012-244); and,
- 11) **That the applicant be requested to provide additional playground features to the park at a suggested value of \$30-50,000, in consultation with the community and the Manager of Parks and Open Space Development; and further,**
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**15. RECOMMENDATION REPORT
REVISED SITE PLAN APPROVAL APPLICATION
BY TURRIS SITES INC. TO PERMIT A 40 METRE HIGH
SHROUDED MONOPOLE STYLE TELECOMMUNICATIONS TOWER
WITHIN A 100 M² FENCED COMPOUND AT 4134 16TH AVENUE
(SC 12 126925) (10.6)**
[Report](#)

David Hahn, Municipal Affairs Consultant, representing Turris Sites Inc., made a presentation on the proposed telecommunications tower at 4134 16th Avenue. Mr. Hahn provided background information for Turris Sites Inc., a provider of multiple-carrier facilities. The presentation included the area network coverage, adjacent tower sites, surrounding properties, the original and current proposed sites, the site layout, pole profile, photo simulation, multi-carrier capacity, and enhanced landscaping. Rogers will be relocating to this pole and removing their existing pole.

The Committee suggested utilizing existing infrastructure such as hydro poles, and requested that staff review the new protocols of the Federation of Canadian Municipalities (FCM) in this regard. Staff provided an update regarding any concerns from York Downs Golf Course and Kylemore Homes, and advised that the tower has been relocated onto York Downs property and the current height is the same as the original proposal. The Committee requested confirmation that Kylemore Homes has no objection.

With respect to the pending residents of Upper Unionville, concern was expressed that the tower could be replaced in the future with a higher structure without public consultation. Staff advised that Industry Canada could be requested to include a condition for future notification and for site plan approval for any extension or replacement of the tower.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Colin Campbell

- 1) That the report dated June 18, 2013, entitled “RECOMMENDATION REPORT, Revised Site Plan Approval application by Turris Sites Inc. to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 4134 16th Avenue”, be received; and,
- 2) That the presentation by David Hahn, Municipal Affairs Consultant, Turris Sites Inc., regarding the proposed telecommunications tower, be received; and,
- 3) That the application for site plan approval be endorsed, 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 endorsement (concurrence), and that this approval is with respect to this location only; and further,
- 5) **That Industry Canada be requested to include conditions that any extension or replacement of the tower be subject to site plan control and that the applicant be required to provide public notification, and that the site plan agreement also provide accordingly; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. RECOMMENDATION REPORT
LOGOS BAPTIST CHURCH
133 OLD KENNEDY ROAD
APPLICATION FOR SITE PLAN APPROVAL TO
PERMIT A TWO-STOREY YOUTH MINISTRY BUILDING
AND A FOUR LEVEL PARKING GARAGE IN CONJUNCTION
WITH THE EXISTING PLACE OF WORSHIP
(SC 07 134328) (10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services gave a brief overview and noted the proposed four-level parking garage.

Donald C. Hindson of Cattnach Hindson, representing the applicant, discussed the OMB hearings for Minor Variances impacting this development and 93 Old Kennedy Road with respect to overflow parking. Two minor amendments were noted for Appendix A, # 4, (if requested) and # 7 (for any required by-law relief).

Coloured renderings were displayed. The Committee suggested a similar façade treatment for the garage.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated June 18, 2013 titled “RECOMMENDATION REPORT, Logos Baptist Church, 133 Old Kennedy Road, Application for Site Plan Approval to permit a two-storey youth ministry building and a four level parking garage in conjunction with the existing place of worship, File No.: SC 07 134328”, be received; and,
- 2) That site plan application file no. SC 07 134328, to permit a two-storey youth ministry building and a four level parking garage in conjunction with the existing place of worship, be endorsed in principle; and,
- 3) That Site Plan 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 Approval is issued only when the Director has signed the site plan “approved”), when the following condition has been met:

The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix “A” to the June 18, 2013 staff report; and further,

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

CARRIED

17. MARKHAM CENTRE PARKLAND FUNDING AND DELIVERY AGREEMENT (10.0)

[Report](#)

Catherine Conrad, City Solicitor, provided an explanation of the terms for the proposed Agreement for Markham Centre parkland funding and delivery. Clarification was provided regarding indexing of contributions.

Correspondence was received from Townsend and Associates with comments, and staff advised that the comments have been taken into consideration. The Committee directed staff to contact Ms. Townsend in that regard, and any outstanding concerns may be addressed when this goes forward to Council on June 26.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Don Hamilton

- 1) **That correspondence from Lyn Townsend of Townsend and Associates regarding Markham Centre parkland Funding and Delivery Agreement, be received; and,**
- 2) That the report titled “Markham Centre Parkland Funding and Delivery Agreement” dated June 18, 2013 be received; and,
- 3) That the Mayor and Clerk be authorized and directed to enter into the Markham Centre Parkland Funding and Delivery Agreement, generally in the form attached hereto, and amendments thereto, with the Trustee of the Markham Centre Landowners Group and landowners within Markham Centre, in a form satisfactory to the Commissioner of Development Services and the City Solicitor; and,
- 4) That the staff be authorized to engage a Trustee to manage the trust account and transactions as described in this report, to be funded from the Parkland Delivery Fund, and that the Mayor and Clerk be authorized and directed to execute a contract with the Trustee; and,
- 5) That the competitive purchasing process for the engagement of the Trustee 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” to engage the Trustee; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to the recommendations set out in this report, including execution of documents.

CARRIED

**18. MARKHAM CENTRE MOBILITY HUB STUDY
REVISED SCOPE OF WORK (5.14)**

[Report](#) [Appendix A](#) [Appendix B](#)

Jim Baird, Commissioner of Development Services reviewed the competitive bid in 2011 for the Markham Mobility Hub Study that was awarded to ARUP and involved the Adamson proposal as a component. Metrolinx now requires an expanded scope and additional formalized public consultation as additional requirements for provincially owned lands. In addition, Council had directed public consultation including a design charrette for the Markham Sports, Entertainment and Cultural Centre. The project will still be within the original approved funding envelope.

Alan Brown, Director of Engineering advised that the project will also finalize the 407 transitway alignment.

The Committee noted the visioning exercise will be built on a technical basis, and discussed the previous exercise that had been done regarding Markham Centre. It was agreed to refer this matter to the Unionville Subcommittee with authorization to review and approve the proposal within the approved budget. The Committee directed that the Subcommittee review include work undertaken to date to ensure that it is a comprehensive project.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) That the report titled “Markham Centre Mobility Hub Study, Revised Scope of Work” be received; and,
- 2) **That the following be referred to the Unionville Subcommittee:**
That Purchase Order PD 11314 issued to Arup Canada Inc. for contract 167-T-11 (Markham Centre Mobility Hub/Station – Consulting Services) be increased by \$290,765.00, inclusive of HST, (from \$369,197 to \$659,962) to cover the proposed expanded scope of work as detailed in this report, and be funded from Capital Account 640-101-5699-10577 (Markham Centre Mobility Hub); and,
- 3) **That the Unionville Subcommittee and the Chief Administrative Officer be authorized to approve proceeding with the study and to approve the funding, during Council’s summer recess; and,**
- 4) That staff provide regular updates to Development Services Committee on the progress of the Markham Centre Mobility Hub Study; and,
- 5) That Metrolinx be requested to fund a portion of the study; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. TEMPORARY ROAD CLOSURE OF A SECTION
OF CORNELL CENTRE BOULEVARD
FROM 16TH AVENUE TO RIVERLANDS AVENUE (5.10)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) That the June 18, 2013 report entitled ‘Temporary Road Closure of a Section of Cornell Centre Boulevard from 16th Avenue to Riverlands Avenue’ be received; and,

- 2) That temporary closure of Cornell Centre Boulevard, from 16th Avenue to Riverlands Avenue be approved to facilitate the construction of municipal services infrastructure and reconstruction of Cornell Centre Boulevard, for a forecast period from Monday July 1, 2013 to Friday November 1, 2013 subject to conditions listed in this report; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**20. RE-CONSTRUCTION AND TEMPORARY ROAD CLOSURE
OF VILLAGE PARKWAY BETWEEN HIGHWAY 7
AND LANDMARK COURT (5.10)**

[Report](#)

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Alan Ho

- 1) That the report titled 'Re-construction and Temporary Road Closure of Village Parkway between Highway 7 and Landmark Court' dated June 18, 2013 be received; and,
- 2) That Council authorize the Mayor and Clerk to execute construction agreement(s) for re-construction of Village Parkway, from Highway 7 to Landmark Court with the Times Group/Unionville Development Corp (Lee) and/or North Avenue 7 Developers Group Inc. and/or any other parties having jurisdiction, in a form satisfactory to the Chief Administrative Officer and the City Solicitor; and,
- 3) That temporary road closure of Village Parkway between Highway 7 and Landmark Court be approved to facilitate the re-construction of Village Parkway and installation of underground services for a forecast period from Monday July 5, 2013 to Monday October 28, 2013, subject to conditions listed in this report; and,
- 4) That an exemption to the City's Noise Control By-Law 2003-137 be made to extend the hours of work from 7:00 AM to 9:00 PM on weekdays and from 7:00 AM to 7:00 PM on weekends and holidays during the road closure period; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**21. AWARD OF TENDER # 009-T-13
BIRCHMOUNT ROAD / DENISON STREET
INTERSECTION IMPROVEMENTS (7.12 & 5.10)**
[Report](#)

The Ward Councillor noted the congestion at this intersection and requested staff review turn lane options. Staff will provide an update when this matter comes forward to Council.

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Jim Jones

- 1) That the report entitled “Award of Tender # 009-T-13 Birchmount Road / Denison Street Intersection Improvements” be received; and,
- 2) **That the following be referred directly to Council on June 26, 2013, to allow the Director of Engineering to review options for turn lanes and provide an update to Council:**
 - a) *That the contract for Tender # 009-T-13 Birchmount Road / Denison Street Intersection Improvements be awarded to the lowest priced compliant bidder, Ashland Paving in the amount of \$452,931.04 inclusive of HST; and,*
 - b) *That a contingency in the amount of \$45,293.10 inclusive of HST, be established to cover additional construction costs, and staff be authorized to approve the expenditure of this contingency in accordance with the City of Markham’s Expenditure Control Policy; and,*
 - c) *That the Engineering Department Capital Administration Fee in the amount of \$59,786.90, inclusive of HST, be transferred to reserve account # 640-998-8871 “Capital Administration Fess”; and,*
 - d) *That the project cost be funded from Account # 083-5350-9291-005 (Intersection improvements) in the amount of \$558,011.04; and,*
 - e) *That the remaining funds in account # 083-5350-9291-005 “Intersection Improvements” in the amount of \$192,990.20 be returned to the original funding source; and further,*
- 3) That Staff be authorized and directed to take all steps necessary to give effect to this resolution.

CARRIED

**22. GRANDFIELD HOMES (OAKFORD) LIMITED
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT
48 SINGLE DETACHED RESIDENTIAL UNITS
BLOCK 226, PLAN 65M-3526 AND BLOCK 77, PLAN 65M-3559
(SU 12 120199 & ZA 12 120199) (10.7, 10.5)
[Petition](#)**

The petition was received with Item #14, the staff report for Grandfield Homes.

23. IN-CAMERA MATTERS (10.0, 8.0)

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

That, in accordance with Section 239 (2) of the *Municipal Act*, Development Services Committee consented to not resolve into in-camera session and to endorse the recommendations as presented in the in-camera agenda:

- 1) Development Services Committee In-Camera Minutes
- May 7, 2013
[Section 239 (2) (e)]
- 2) [Section 239 (2) (e)] - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:15 PM.

Alternate formats for this document are available upon request.
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