



DEVELOPMENT SERVICES COMMITTEE MINUTES

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

Council Chamber

Meeting No. 5

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 Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Ron Blake, Manager, West District
Ronji Borooah, City Architect
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Paul Ingham, Director, Operations
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
Rachel Prudhomme, Manager, Special Projects
Gary Sellars, Senior Planner
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Logan Kanapathi

The Development Services Committee convened at the hour of 9:05 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. 2, 3 and 4.

The Committee recessed at 12:30 p.m. and reconvened at 1:20 p.m.

The Committee consented to all items requiring Council ratification being forwarded to Council this date, March 19, 2013.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Valerie Burke disclosed an interest with respect to Item No. 11 regarding Thornhill Revitalization, by nature of a family owned business in the area, and did not take part in the discussion of, or vote on the question of the approval of this matter.

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Roger Pantin, Waterworks Operator II, Environmental Services, 25 years
Sandra Punwasee, Compliance Clerk, Senior, Building Standards, 25 years
Ernesto Ting, Manager, Infrastructure, Environmental Services, 25 years
Martin Barrow, Community Facility Co-ordinator, Recreation Services, 15 years
Kristin Gordon-James, Contract Management Clerk, Operations, 15 years
Naval, Grotra, Building Inspector II, Building Standards, 15
Linda Irvine, Manager, Parks & Open Space Development, Planning & Urban Design, 15 years
Teema Kanji, Senior Project Coordinator, Policy & Growth Management,
Planning & Urban Design, 15 years
Lesley Turba, Alarm Room Operator, Fire & Emergency Services, 15 years
Jeremy Acton, Firefighter, Fire & Emergency Services, 10 years
Catherine Conrad, City Solicitor, Legal Services, 10 years
Brad Evans, Captain, Fire & Emergency Services, 10 years
Donna Harris, Executive Assistant to Commissioner of Development Services,
Development Services Commissioner's Office, 10 years
Glen Lindensmith, Firefighter, Fire & Emergency Services, 10 years
Kenton Mortson, Captain, Fire & Emergency Services, 10 years
Lily Ng, Cashier, Financial Services, 10 years
Sugunkumar Rao, Manager, Technology, Information Technology Services, 10 years
Tina Roberge, Administrative Assistant, Planning Dept., Planning & Urban Design, 10 years
John Ryerson, Director, Culture, Culture, 10 years
Wayne Webster, Firefighter, Fire & Emergency Services, 10 years
Jason Britton, Gardener, Operations, 5 years
Marina Haufschild, Senior Planner, Urban Design, Planning & Urban Design, 5 years
Richard Poon, Network Operations Specialist, Information Technology Services, 5 years
Matthew Vetere, Financial Analyst, Financial Services, 5 years
Daryn Ackers, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Daniel Allen, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Luke Andrews, 3rd Class Firefighter, Fire & Emergency Services, 3 years
John Barber, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Matthew Batten, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Tenille Biro, 3rd Class Firefighter, Fire & Emergency Services, 3 years
John Blackburn, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Mike Brouillard, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Markian Chorostil, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Giovanni Ciufu, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Ryan Cousins, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Mary Creighton, Director, Recreation Services, Recreation Services, 3 years

Lynda Davis, Administrative Assistant, Engineering, 3 years
Heather Elchuk, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Jennifer Evans, Pool Supervisor, Recreation Services, 3 years
Aidan Loughran, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Kristopher Mackenzie, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Bradley McDonald, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Shea McGuire, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Todd McKenzie, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Dominic Parker, 3rd Class Firefighter, Fire & Emergency Services, 3 years
R. Dennis Parkhurst, Facility Operator II, Recreation Services, 3 years
Christopher Pasinelli, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Rosanna Punit, Planner I, Planning & Urban Design, 3 years
Neil Reid, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Mark Sfetkopoulos, Provincial Offences Officer I, Legislative Services, 3 years
Sureshkumar Subramaniam, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Carlo Troccoli, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Adrian Tsui, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Lukasz Wybraniec, 3rd Class Firefighter, Fire & Emergency Services, 3 years
Ying Zong, CARe Training Coordinator, Contact Centre, 3 years

**2. WARDEN AVENUE RECONSTRUCTION
(16TH AVENUE TO MAJOR MACKENZIE DRIVE)
UPDATE TO CITY OF MARKHAM COUNCIL (5.10)
[Presentation](#)**

David Atkins, Senior Project Manager, Capital Delivery - Roads Branch, Regional Municipality of York gave a presentation to update the Committee on the reconstruction of Warden Avenue from 16th Avenue to Major Mackenzie Drive.

The presentation included the project history, the project description, road closure, traffic management, and stakeholder communications. Mr. Atkins reviewed that the Class Environmental Assessment had been completed in the early 2000's for Warden Avenue from Steeles Avenue to Major Mackenzie Drive; detail design for this section had been completed in 2012 with the acquisition of final environmental permits; and, work has commenced in 2013 with completion expected in late Fall 2014.

The Committee discussed the following aspects:

- enhanced landscaping
- staged construction
- road closures and detour routes
- communications plans
- locations of the electronic message boards
- the habitat of an endangered species at the site
- mitigating wildlife strikes
- tree preservation and compensation for the loss of trees

- transit servicing by TTC
- bicycle routes
- road grading changes

Councillors Alan Ho and Don Hamilton requested copies of the Region's newsletter for circulation to the residents. The Committee requested that the road signs identify the "environmental enhancement" aspect of the project. It was also suggested that a second detour to Woodbine Avenue be considered, possibly as the primary detour, and that advanced signalization be used along the route to accommodate the volume of traffic.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Jim Jones

That the presentation provided by David Atkins, Senior Project Manager, Capital Delivery - Roads Branch, Regional Municipality of York entitled "Warden Avenue Reconstruction (16th Avenue to Major Mackenzie Drive) Update to City of Markham Council" be received.

CARRIED

**3. SMART COMMUTE - MARKHAM/RICHMOND HILL
2013 BUSINESS PLAN (5.10)**
[Presentation](#)

Flo McLellan, Program Director, Smart Commute - Markham / Richmond Hill Transportation Management Association (TMA) gave a presentation to update the Committee on the 2013 Business Plan. The presentation included a brief background and purpose of the organization, the 2012 program updates and activity highlights, and the 2013 work plan.

Ms. McLellan advised that 35 Active Businesses in Markham are involved, representing 43,000+ employees. It was noted that the last six 'Employers of the Year' have been located in Markham, and that Markham has achieved the Gold Designation for the Smart Commute Workplace program. Funding partners were identified as Markham, Richmond Hill, Metrolinx, and York Region.

Ms. McLellan responded to questions from the Committee regarding the Business Shuttle project and carpooling opportunities.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Colin Campbell

- 1) That the presentation provided by Flo McLellan, Program Director, Smart Commute – Markham / Richmond Hill Transportation Management Association (TMA) entitled "Smart Commute – Markham / Richmond Hill 2013 Business Plan", at the March 19, 2013 Development Services Committee, be received; and,

- 2) That the funding allowance for Smart Commute – Markham / Richmond Hill Transportation Association (TMA) in the amount of \$75,000, funded under the 2013 Capital Account No. 640-101-5699-10060, be approved; and,
- 3) That the Regional Municipality of York, the Town of Richmond Hill and Smart Commute – Markham / Richmond Hill be advised accordingly; and,
- 4) That the Mayor and Clerk be authorized to execute an amended Memorandum of Understanding (MOU) to the satisfaction of the CAO and City Solicitor; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE (CPAC)
2013 BUSINESS PLAN (6.3)
[Presentation](#)**

Peter Miasek, Vice-Chair, Cycling and Pedestrian Committee (CPAC), gave a presentation to update the Committee on the 2013 Business Plan.

The presentation outlined the 2012 CPAC achievements and 2013 projects and initiatives relating to Infrastructure Support, Education and Outreach, and Research and New Directions. The 2013 budget was reviewed.

The Committee discussed community outreach opportunities, pedestrian education, closed-road events, and sidewalk policies. A staff presentation will be made at a future meeting regarding sidewalk issues.

Moved by: Councillor Don Hamilton

Seconded by: Mayor Frank Scarpitti

- 1) That the presentation provided by Peter Miasek, Vice-Chair, Markham Cycling and Pedestrian Advisory Committee (CPAC) entitled “Cycling and Pedestrian Advisory Committee (CPAC) - 2013 Business Plan”, at the March 19, 2013 Development Services Committee meeting, be received; and,
- 2) That the funding allowance for Markham’s Cycling and Pedestrian Advisory Committee (CPAC) in the amount of \$25,000, funded under the 2013 Capital Account No. 640-101-5699-6138, be approved; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. DEVELOPMENT SERVICES COMMITTEE MINUTES
- March 5, 2013, Part A and B (10.0)**

[Minutes](#)

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 March 5, 2013, be confirmed.

CARRIED

**6. AGRICULTURAL ADVISORY
COMMITTEE MINUTES
- January 10, 2013 (16.34)**

[Minutes](#) [Appendix A](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Agricultural Advisory Committee meeting held January 10, 2013, be received for information purposes.

CARRIED

**7. MAIN STREET MARKHAM COMMITTEE MINUTES
- January 16, 2013 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Main Street Markham Committee meeting held January 16, 2013, be received for information purposes.

CARRIED

**8. ROUGE PARK IMPLEMENTATION
REVIEW TASK FORCE MEETING MINUTES
- March 12, 2013 (16.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Rouge Park Implementation Review Task Force meeting held on March 12, 2013, be received for information purposes.

CARRIED

**9. UNIONVILLE SUB-COMMITTEE MINUTES
(HUGHSON DRIVE WORKING GROUP)
- January 23, 2013
- February 26, 2013 (10.0)**

[Jan. 23](#) [Feb. 26](#)

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Gord Landon

That the minutes of the Unionville Sub-Committee (Hughson Drive Working Group) meetings held January 23, 2013 and February 26, 2013, be received for information purposes.

CARRIED

**10. RECOMMENDATION REPORT
2145312 ONTARIO INC.
1 STEELCASE ROAD WEST
WEST OF WOODBINE AVENUE, SOUTH OF STEELCASE ROAD WEST
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A MIXED USE
COMMERCIAL/OFFICE DEVELOPMENT
FILE NO.'S: OPA AND ZA 12 115839 (10.3, 10.5)**

[Report](#)

This matter was deferred at the March 5, 2013 Development Services Committee meeting. Correspondence was provided from Barry A. Horosko, Brattys, Barristers and Solicitors.

Jim Baird, Commissioner of Development Services, gave a brief explanation of the proposal and phasing for mixed use commercial and office development, and the requested modifications relating to the phased release of retail space in Phase 1A.

Barry A. Horosko, Brattys, Barristers and Solicitors, on behalf of 2145312 Ontario Inc., made a deputation to request a modification to the Zoning By-law amendment for Phase 1A.

The Commissioner advised that staff have no objection to the requested modification. Staff responded to questions from the Committee regarding connectivity of the proposed buildings, traffic congestion in the area, and Hold provisions.

Mr. Horosko confirmed that if the modification is approved, the recommendations are agreeable to the applicant and there is no intention to appeal conditions to the OMB.

The Committee was generally supportive of the proposed uses. Discussions included competitive office growth within the GTA, and Development Charges and infrastructure policies to attract these uses. The Committee requested information regarding office and retail DC rates in Toronto and the Region.

Stormwater management and Transportation Demand Management were identified as important issues to be addressed. As this is a gateway location, special attention was requested for architectural detail and public art. It was suggested that a preliminary site plan presentation be made to the Committee.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) **That the deputation and correspondence from Barry A. Horosko, Brattys, Barristers and Solicitors, on behalf of Liberty Development, regarding 2145312 Ontario Inc., provided at the March 19, 2013 Development Services Committee meeting, be received; and,**
- 2) That the report entitled “RECOMMENDATION REPORT, 2145312 Ontario Inc., 1 Steelcase Road West, West of Woodbine Avenue, south of Steelcase Road West, Applications for Official Plan and Zoning By-law Amendments to permit a mixed use commercial/office development, File No.’s: OPA and ZA 12 115839” be received; and,
- 3) That the application submitted by 2145312 Ontario Inc. to amend the Official Plan, be approved and that the draft Official Plan Amendment attached as Appendix “B”, **further amended to permit an initial Phase 1A wherein up to 20,000 m² of retail space would be permitted, provided that 7,500 m² of office uses is provided,** be finalized and adopted without further notice; and,
- 4) That the notice of adoption of the Official Plan Amendment be forwarded to the Region of York for final approval of the Official Plan Amendment; and,

- 5) That the application submitted by 2145312 Ontario Inc. to amend Zoning By-law 108-81, as amended, be approved and the draft by-law attached as Appendix “C”, **further amended to permit an initial Phase 1A wherein up to 20,000 m² of retail space would be permitted, provided that 7,500 m² of office uses is provided**, be finalized and enacted without further notice; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. INFORMATION REPORT
THORNHILL REVITALIZATION AREA
LAND USE STUDY: SUMMARY AND DISCUSSION OF THE
RECOMMENDATIONS OF THE WORKING GROUP AND
CITY STAFF/CONSULTANT
FILE PR 11 127722 (10.0)**

[Report](#)

Councillor Valerie Burke disclosed an interest with respect to Item No. 11 regarding Thornhill Revitalization, by nature of a family owned business in the area, and did not take part in the discussion of, or vote on the question of the approval of this matter.

This matter was deferred at the March 5, 2013 Development Services Committee meeting.

Ron Blake, Manager, West District, gave a presentation of the proposal and background information. The staff report provides a summary and discussion of the key similarities and differences between the Staff/Consultant and Working Group recommendations. Staff are requesting direction from the Committee on key areas of difference between the recommendations.

Arnie Rose, representing the Working Group, gave a presentation regarding Thornhill Revitalization to clarify the position of the Working Group with respect to appropriate development, economic strategy, discretionary permissions, environmental stewardship, traffic congestion, and increased pedestrian connectivity. In summary, the area should be cleaned up and diversified. The Committee provided comments on connectivity, traffic solutions, and transitional uses.

Brian Gordon, area resident, spoke in support of the recommendations of the Working Group and the redesignation of the Canac site for mixed use residential development. Mr. Gordon supports prohibiting manufacturing warehousing and assembly uses that are detrimental to the area.

Mike Papetrou, owner of an auto repair business in the area, considers that his business has been a good and clean contributor to the community. If the use is prohibited, he understands it would be grandfathered. The Committee discussed the parameters of a legally non-conforming use with respect to expansion and sale of the business, and Committee of Adjustment options.

Alena Gotz, area resident, provided a written submission with attachments: a letter to the Minister of the Environment in 2008 regarding Raywal Kitchen's Odour on behalf of the Raywal Odour Residents Watch; and Thornhill Pollutant Releases to Air statistics. Ms. Gotz spoke on air pollution issues.

A written submission by Marilyn Ginsberg, representing the Grandview Area Residents Association was read by Regional Councillor Joe Li. Ms. Ginsberg supported the residents' and Working Group's recommendation that manufacturing, assembly and warehouse uses be prohibited.

Duane Hoo, owner of an auto body shop in the area, stated his objection to the prohibition of industrial uses.

Sam Balsamo representing Condor Properties, stated that the company tries to be a positive community member. Mr. Balsamo supports the Working Group approach and discussed development of the Condor Properties site as a catalyst to appropriate transitional development. He requested support of the development applications that will be submitted for the site.

A written submission by Manual Dirhartunian, a member of the Working Group, was read by Brian Gordon. The statement supported the Working Group recommendations.

The Committee discussed ways to provide a transitional use buffer and to enhance property values. It was noted that when this matter proceeds through the Official plan process, more tweaking will be needed.

The Ward Councillor made summary comments regarding Thornhill (Thornlea) revitalization and the working group recommendations, and tabled a letter he had written to the Minister of Environment dated March 6, 2013, regarding environmental issues that have been raised. The Ward Councillor provided proposed amendments to the recommendation for consideration by the Committee. Suggested amendments relating to a new district name, and Community Improvement Plan or other funding sources, were referred to staff.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) **That the deputations by Arnie Rose, representing the Thornlea Revitalization Working Group, Brian Gordon, Mike Papetrou, Alena Gotz, Duane Hoo, and Sam Balsamo representing Condor Properties, be received; and,**

- 2) **That the written submissions by Alena Gotz, dated March 19, 2013, Marilyn Ginsberg, representing the Grandview Area Residents Association (read by Regional Councillor Joe Li), and Manuel Der Maroutiounian (read by Brian Gordon), be received; and,**
- 3) That the report entitled: “INFORMATION REPORT, Thornhill Revitalization Area Land Use Study: Summary and Discussion of the Working Group and City Staff/Consultant Recommendations; File PR 11 127722,” be received; and,
- 4) That the new Draft Official Plan policies pertaining to the Thornlea Revitalization Area be based on the points of agreement between the City Staff /Consultant recommendations and the recommendations of the Working Group; and,
- 5) That the Development Services Committee and Council provide the following direction to staff:
 - a) In the Thornlea Revitalization Area, excluding the former Canac site, prohibit manufacturing, assembly and warehousing, **other than where no Certificate of Approval is required from the Ministry of the Environment, and prohibiting auto-body repair shops in the new Official Plan;**
 - b) On the former Canac Kitchens property, provide for mixed use **residential** redevelopment (e.g. ground-oriented residential with at grade commercial, **retail and office** uses along John Street and Green Lane):
 - a. **That automobile-oriented land uses, such as gas stations, non-accessory parking lots, and other drive-through uses will not be accommodated;**
 - b. **That to protect the residential characteristics of the area, commercial development will be limited to the following:**
 - i.) **Low intensity and pedestrian oriented commercial uses, such as professional offices and small retail or commercial businesses;**
 - ii) **Any new residential development in this area must be pedestrian friendly and provide for a small-scale central area where residents could find benches, shading, and perhaps a visual attraction all could be proud of; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. RECOMMENDATION REPORT
INTRODUCTION OF SITE PLAN CONTROL APPROVAL
AND COMMUNITY DESIGN GUIDELINES FOR
THE HUGHSON DRIVE COMMUNITY (HUGHSON DRIVE,
LUNAR DRIVE, ANKARA COURT, POLARIS DRIVE AND
ATHENS DRIVE [WEST END])
(SD 10 110091) (10.0, 10.7)
[Report](#) [Council Extract](#) [Subcommittee Minutes](#) [Communications](#)**

On December 18, 2012, Council referred this matter to the Unionville Subcommittee, to be brought back to the Development Services Committee.

Jim Baird, Commissioner of Development Services, provided background information for the proposed introduction of Site Plan Control, as directed by Council at the time zoning provisions were adopted to facilitate severances in the community. The recommendations of the staff report and the Unionville Subcommittee were reviewed.

The Ward Councillor endorsed the Unionville Subcommittee recommendation to not implement Site Plan Control.

Daniel Ho Lung, area resident, spoke in opposition to Site Plan Control, suggesting that it is not appropriate for residential development.

John Vretos, area resident, spoke in opposition to Site Plan Control.

Georgia Leung, area resident, spoke in opposition to Site Plan Control with respect to the additional cost and time involved.

Jenny Tsikfidis, area resident, spoke in opposition to Site Plan Control, with respect to the impact on property value.

Christopher Zadel, on behalf of Maria Murgaski, area resident, spoke in opposition to Site Plan Control with respect to impact on property value.

Andrew Wu, area resident, spoke in opposition to Site Plan Control with respect to the additional cost and time involved.

Freda Chu, area resident, spoke in opposition to Site Plan Control with respect to the additional cost and time involved and the impact on property value.

Jeremy Tio, area resident, spoke in opposition to Site Plan Control on behalf of 32 land owners, with respect to the additional cost and time involved, the vagueness of the by-law, and the subjective opinions of staff. Mr. Tio received clarification on the Site Plan Control applied to a Council member's property.

Staff responded to questions regarding the provisions of Markham's Site Plan Control By-law with respect to classes of building subject to Site Plan Control, and similar neighbourhoods where it has been implemented. The Committee of Adjustment may impose Site Plan Approval as a condition for a severance; however, it does not always do so, and the condition may be contested.

The Committee noted that without Site Plan Control, there is less tree protection and possibly more negative impact to property values.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Gord Landon

- 1) **That the correspondence from Michael and Jacqueline Baranowsky; Anne Chang; Jeremy Tio, and a form letter signed by approximately 32 area residents, regarding the proposal for Site Plan Control in the Hughson Drive area, be received; and,**
- 2) **That the deputations by Jeremy Tio, Freda Chu, Andrew Wu, Christopher Zadel on behalf of Maria Murgaski, Jenny Tsikfidis, Georgia Leung, John Vretos, and Daniel Ho Lung, regarding Site Plan Control in the Hughson Drive area be received; and further,**
- 3) **That the introduction of Site Plan Control Approval and Community Design Guidelines for the Hughson Drive Community not be supported.**

CARRIED

**13. RECOMMENDATION REPORT
BRIARWOOD HOMES (MARKHAM) LTD.
APPLICATIONS TO AMEND THE SECONDARY PLAN
AND ZONING BY-LAW AND FOR SITE PLAN APPROVAL
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 2 HAVELOCK GATE
(OP 09 113033, ZA 09 113040 & SC 113042)
(10.3, 10.5 & 10.6)
[Report](#)**

Staff provided a revised Clause 7 in the Addendum Agenda.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

That the following recommendation regarding applications by Briarwood Homes (Markham) Ltd., be deferred to a future Development Services Committee meeting, at the request of the Ward Councillor:

- 1) *That the report dated March 19, 2013 titled “RECOMMENDATION REPORT, Briarwood Homes (Markham) Ltd., Applications to amend the Secondary Plan and Zoning By-law and for Site Plan Approval to permit a townhouse development at 2 Havelock Gate, File Nos: OP 09 113033, ZA 09 113040 & SC 113042”, be received; and,*
- 2) *That the record of the Public Meetings held on September 8th, 2009 and February 1st, 2011 regarding the applications to amend the Rouge North Secondary Plan (OP 09 113033) and to amend Zoning By-law 90-81, as amended (ZA 09 113040), submitted by Briarwood Homes (Markham) Ltd, be received; and,*
- 3) *That the application (OP 09 113033) submitted by Briarwood Homes (Markham) Ltd. to amend the Rouge North Secondary Plan (OPA 81), as amended, to permit a townhouse development at 2 Havelock Gate, be approved, and the draft Secondary Plan amendment attached as Appendix ‘C’ be finalized and adopted without further notice; and,*
- 4) *That the application (ZA 09 113040) submitted by Briarwood Homes (Markham) Ltd. to amend Zoning By-law 90-81, as amended, to permit a townhouse development at 2 Havelock Gate, be approved, and the draft Zoning By-law amendment attached as Appendix ‘D’ be finalized and enacted without further notice; and,*
- 5) *That the Site Plan application (SC 09 113042) submitted by Briarwood Homes (Markham) Ltd. to facilitate a townhouse development at 2 Havelock Gate be endorsed in principle, subject to conditions attached as Appendix ‘A’; and,*
- 6) *That Site Plan Approval (SC 09 113042) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement; and,*
- 7) *That **Pre-2011** servicing allocation for 25 townhouses be assigned to the proposed development; and,*
- 8) *That the City reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner; and further,*
- 9) *That Staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

14. DRAFT OFFICIAL PLAN 2012

PUBLIC CONSULTATION OVERVIEW (10.0)

[Report](#) [Figure 1](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#) [Correspondence](#)

Correspondence was received from Patricia A. Foran, Aird & Berlis; Piper Morley, Aird & Berlis; Paul Young; Andrea A. Gabor, Urban Strategies Inc.; Rosemarie L. Humphries, Humphries Planning Group Inc.; Vania Ottoborgo, 1659139 Ontario Inc. (Holborn), and John Amello.

The Committee considered that there was insufficient time to discuss this matter and agreed to defer the report to a future meeting. The Committee received correspondence and endorsed meeting dates.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) **That correspondence from Patricia A. Foran, Aird & Berlis; Piper Morley, Aird & Berlis; Paul Young; Andrea A. Gabor, Urban Strategies Inc.; Rosemarie L. Humphries, Humphries Planning Group Inc.; Vania Ottoborgo, 1659139 Ontario Inc. (Holborn); and John Amello, be received;**
- 2) That a statutory Public Meeting to consider the Draft Official Plan be scheduled for April 23, 2013, preceded by an Open House on April 11, 2013; and,
- 3) That applications for employment land conversions be considered at a DSC meeting in May 2013 for Committee and Council direction on whether removal of the lands from the employment land supply is appropriate; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

15. ENBRIDGE GAS DISTRIBUTION INC.

**EB-2012-0451 - GREATER TORONTO AREA (GTA) PROJECT
ONTARIO ENERGY BOARD NOTICE OF APPLICATION (10.0)**

[Letter](#) [Communication](#)

Correspondence was received from Salim Alibhai, Manager Engineering, Roads Branch, Region of York, providing comments.

Alan Brown provided a brief overview and responded to questions from the Committee.

Sam Balsamo, representing Condor Properties made a deputation regarding concerns for the proposed routing and the potential impacts of the setback requirements.

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) **That the correspondence from Salim Alibhai, Manager Engineering, Roads Branch, Region of York, providing comments, be received; and,**
- 2) **That the deputation by Sam Balsamo representing Condor Properties be received; and,**
- 3) That the Enbridge Gas Distribution Inc. (“Enbridge”) EB-2012-0451 - Greater Toronto Area (“GTA”) Project Ontario Energy Board (the “Board”) Notice of Application be received; and,
- 4) That Enbridge Gas Distribution Inc. be invited to the April 9, 2013 meeting of the Development Services Committee to provide a presentation on the routing of the proposed GTA gas distribution pipeline through the City of Markham; and,
- 5) That the March 14, 2013, letter from the Director of Engineering in respect to Markham’s response to the Ontario Energy Board and intervenor status be received; and,
- 6) That Enbridge Gas Distribution Inc. be requested to submit a construction staging communication and signage plan to the satisfaction of the Director of Engineering; and,
- 7) That the City of Markham reserve the right to require Enbridge to find an alternative alignment if the proposed pipeline conflicts with Markham’s future infrastructure and land use; and further,
- 8) That the City of Markham reserve the right to provide to the OEB any additional comments arising from the Enbridge presentation at the April 9, 2013 DSC meeting and subsequently also arising from any future details received from Enbridge regarding the alignment and grade of the proposed pipeline through Markham.

CARRIED

16. IN-CAMERA MATTER (10.0, 16.0 & 10.0)

The Development Services Committee deferred the in-camera agenda to Council this date, March 19, 2013.

Mayor Frank Scarpitti

Deputy Mayor Jack Heath

That the following in-camera matters be deferred directly to Council on March 19, 2013:

- 1) *Development Services Committee In-Camera Minutes
- March 5, 2013
[Section 239 (2) (e) (f)]*
- 2) *Rouge Park Implementation Task Force In-Camera Minutes
- March 12, 2013
[Section 239 (2) (c)]*
- 3) *A proposed or pending acquisition or disposition of land by the municipality or
local board.
[Section 239 (2) (c)]*

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 4:45 PM.

Alternate formats for this document are available upon request.
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