



DEVELOPMENT SERVICES COMMITTEE MINUTES

FEBRUARY 5, 2013, 9:00 a.m. to 12:00 noon

Council Chamber

Meeting No. 2

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 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

Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Alan Brown, Director of Engineering
Alain Cachola, Manager, Infrastructure & Capital Projects
Sally Campbell, Senior Planner, Urban Design
Stephen Chait, Director, Economic Development
Catherine Conrad, Town Solicitor
Regan Hutcheson, Manager, Heritage Planning
Paul Ingham, Director, Operations
Catherine Jay, Manager, Urban Design
Rino Mostacci, Director of Planning and Urban Design
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Deputy Mayor Jack Heath

The Development Services Committee convened at the hour of 9:04 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation items, No 1.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 6, Thornhill Area Revitalization Working Group Minutes, 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. MAIN STREET FROM HIGHWAY 7 TO BULLOCK DRIVE
STREETSCAPING (5.10)**

[Presentation](#)

The Committee received a copy of the presentation.

Alan Brown, Director of Engineering, and Sally Campbell, Senior Planner, Urban Design, gave a presentation entitled "Main Street from Highway 7 to Bullock Drive Streetscaping". The presentation outlined the 2012 construction; public consultation, proposed streetscaping components (public on-street parking, improved accessibility, street trees, street furniture, and street lighting); limits of streetscaping; key issues, and project schedule.

The Committee thanked staff for their work on this project, particularly with the public consultation and accessibility challenges. The following comments were made:

- explore the use of patterned concrete rather than interlocking brick
- cautioned against using patterned asphalt due to longevity issues
- bump-outs may require further discussion regarding requests to extend bump-outs and desire for commercial patios
- consider providing a base for a future archway
- incorporate Urban Braille and other accessibility improvements as the standard in other areas of the City
- use of Section 37 funds
- accommodating the preferences of business owners with respect to placement of trees if reasonable
- consistent streetscape improvements down to Steeles Avenue
- staff was requested to provide the cost of extending the pavers in the Festival Square area.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

That the presentation provided by Alan Brown, Director of Engineering and Sally Campbell, Senior Planner, Urban Design, entitled "Main Street from Highway 7 to Bullock Drive Streetscaping" be received.

CARRIED

2. CORNELL CENTRE PRECINCT PLAN (10.0)

[Presentation](#)

Jim Baird, Commissioner of Development Services, introduced this matter and advised of the ongoing process, including further public consultation.

Catherine Jay, Manager, Urban Design, gave a brief outline of the process to date, and introduced consultant Warren Price of Urban Strategies Inc.

Mr. Price gave a presentation entitled "Cornell Centre Precinct Plan", explaining the Cornell Planning Principles; Vision Plan; Avenue 7 and Bur Oak treatments; the commercial core; movement network, and density and building heights. Next steps include releasing the Draft Cornell Centre Precinct Plan for public comment; proceeding with a comprehensive Transportation Study and a peer review of the Altus Retail Market Study on the viability of the commercial components; and continued work with individual applicants. Additional public consultation will be undertaken upon completion of any further studies and the final precinct plan will incorporate the decision of Viva's Board of Directors.

The Committee suggested phasing intensification with transit improvements. Discussions included being innovative with podiums, towers, and slabs; traffic congestion; providing grocery stores, offices, pedestrian-friendly uses and walkways to create a village atmosphere. It was suggested that higher residential buildings be located adjacent to parklands and green space.

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

That the presentation provided by Warren Price, Urban Strategies Inc. entitled "Cornell Centre Precinct Plan" be received.

CARRIED

3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- January 22, 2013, Part A and B (10.0)
[Minutes](#)

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Committee meeting, Part A and B, held January 22, 2013, be confirmed.

CARRIED

4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- January 22, 2013
- January 28, 2013 (10.0)
[Jan 22](#) [Jan 28](#)

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Public Meetings, held January 22, 2013 and January 28, 2013, be confirmed.

CARRIED

5. CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES

- December 13, 2012 (16.34)

[Minutes](#)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held December 13, 2012, be received for information purposes.

CARRIED

6. THORNHILL AREA REVITALIZATION WORKING GROUP MINUTES

- May 16 2012 (10.0)

[Minutes](#)

Councillor Valerie Burke disclosed an interest with respect to Agenda Item # 6, Thornhill Area Revitalization Working Group Minutes, 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.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

That the minutes of the Thornhill Area Revitalization Working Group meeting held May 16, 2012, be received for information purposes.

CARRIED

**7. PRELIMINARY REPORT
2271850 ONTARIO LIMITED
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT
FIVE ADDITIONAL TOWNHOUSE UNITS
(TOTAL 24 UNITS) IN BLOCK 93, PLAN 65M-4328
(ZA 12 129209 & SC 12 129209) (10.5, 10.6)**

[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the Staff Report entitled “PRELIMINARY REPORT, 2271850 Ontario Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit five additional townhouse units (total 24 units) in Block 93, Plan 65M-4328, File No. ZA 12 129209 & SC 12 129209” be received; and,

- 2) That a Public Meeting be held to consider the application for Zoning By-law Amendment and Site Plan Approval (ZA 12 129209 & SC 12 129209); and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. INTERIM REPORT FOR THE
CORNELL CENTRE PRECINCT PLAN
(NOVEMBER 26, 2012) (10.0)**
[Report](#) [Appendix A](#) [Correspondence](#)

Tony Volpentesta of Bousfields Inc., representing Lindvest, referred to correspondence from Aird & Berlis and discussed the timing of the Precinct Plan with respect to current applications. Mr. Volpentesta requested modifications to the motion. The Commissioner of Development Services suggested the submission is more appropriate for the next phase of the process and the comments will be taken into consideration. Staff will be reporting back to the Committee. Mr. Volpentesta indicated agreement with the suggestion.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) **That the correspondence dated February 4, 2013 from Ms. Patricia Foran, Aird & Berlis providing comments on the Cornell Centre Precinct Plan, be received; and,**
- 2) **That the deputation by Tony Volpentesta of Bousfields Inc., representing Lindvest, be received; and,**
- 3) That the report dated February 5, 2013, entitled “Interim Report for the Cornell Centre Precinct Plan, (November 26, 2012)”, be received; and,
- 4) That the presentation titled “Cornell Centre Precinct Plan”, be received; and,
- 5) That the draft Cornell Centre Precinct Plan be released for public comment;
- 6) That Council direct Staff to report back on the final Cornell Precinct Plan upon the completion of further technical studies (including Transportation Analysis and Retail Market Analysis) and after further public consultation, with stakeholders and the Cornell Advisory Committee; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**9. CITY OF MARKHAM
DRAFT OFFICIAL PLAN:
CHAPTER 11 - AREA AND SITE SPECIFIC POLICIES (10.0)**
[Report Appendix A](#)

Jim Baird, Commissioner of Development Services, introduced this matter and advised of the ongoing process, including further public consultation.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That the correspondence dated February 4, 2013, from Jeffrey Streisfield, LandLaw, representing Peak Garden Developments, be received; and,**
- 2) That the Report entitled “City of Markham Draft Official Plan: Chapter 11 - Area and Site Specific Policies” dated February 5, 2013, be received; and,
- 3) That the Draft Chapter 11 – Area and Site Specific Policies contained in Appendix ‘A’ of this report, be circulated for comment; and,
- 4) That staff be directed to report back on comments received regarding the Draft Chapter 11 - Area and Site Specific Policies and make final recommendations on the Official Plan; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. T&T SUPERMARKET
7070 WARDEN AVENUE, 8339 KENNEDY ROAD
EXEMPTION UNDER THE RETAIL BUSINESS HOLIDAYS ACT (10.16)**
[Correspondence](#)

A translation of the petition was provided to the Committee.

Tina Lee, representing T&T Supermarket Inc., made a deputation to request support for their request for exemption under the Retail Business Holidays Act.

The Committee discussed providing a level playing field, employee choices, religious holidays, the provisions of the Employment Standards Act, and York Region’s position.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) **That the deputation by Tina Lee, representing T&T Supermarket Inc., be received; and,**

- 2) That the correspondence dated January 16, 2013 from Cindy Lee, Chief Executive Officer, T&T Supermarket Inc. requesting the City of Markham support and endorse the application to the Regional Municipality of York for the exemption under the Retail Business Holidays Act for 7070 Warden Avenue and 8339 Kennedy Road locations be received; **and further,**
- 3) **That the Region of York be advised that the City of Markham supports and endorsed the request of T&T Supermarket Inc. for exemption under the Retail Business Holidays Act for 7070 Warden Avenue and 8339 Kennedy Road locations.**

CARRIED

11. WILLIAM BERCZY ANNIVERSARY (10.0)

It was brought to the Committee's attention that February 5, 2013 is the 200th anniversary of the passing of William Berczy, a founder of Markham. Background information was provided on behalf of Lorne Smith.

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:25 AM.