



DEVELOPMENT SERVICES COMMITTEE MINUTES

JUNE 12, 2012, 9:00 a.m. to 4:00 p.m.

Council Chamber

Meeting No. 16

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
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire
Services
Alan Brown, Director of Engineering
Rick Cefaratti, Planner
Stephen Chait, Director, Economic Development
Catherine Conrad, Town Solicitor
Stephen Corr, Committee of Adjustment
George Duncan, Senior Heritage Planner
Christina Kakaflikas, Manager, Special Projects
Dave Miller, Manager, East District
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Planner II
Martha Pettit, Deputy Clerk
Rachel Prudhomme, Manager, Special Projects
Tom Villella, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

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. 14, 15, 16.

DISCLOSURE OF PECUNIARY INTEREST – None declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Gregory Nelson, Zoning Examiner, Building Standards, 25 years
Mustansir Ganijee, Building Inspector II, Building Standards, 15 years
Alex Spasewski, Provincial Offences Officer 2, Legislative Services, 10 years
June Fry, Client Advisor ITS, Information Technology Services, 10 years
Jody Parsons, Court Administration Coordinator, Legislative Services, 10 years
John McGuire, Waterworks Operator 2 in Trinaing, Environmental Services, 5 years
Keith Doner, Licensed Fleet Technician, Operations, 5 years
Sam Mathew, Application Support Specialist, Information Technology Services, 3 years
Ping Liu, Infrastructure Analyst Engineer, Environmental Services, 3 years
Lijing Xu, Wastewater Hydraulic Engineer, Asset Management, 3 years

**2. UPDATE AND CONSOLIDATION PROJECT
BY-LAW 177-96 (PR11-129536) (10.0)**

[Presentation](#)

Jim Baird, Commissioner of Development Services, introduced the presentation.

Nick McDonald, Meridan Planning Consultants Inc. gave a presentation regarding the Update and Consolidation Project for Zoning By-law 177-96. Mr. McDonald provided background information on the by-law, adopted in June 1996 to provide for development of Cornell. Since then, the majority of new development in the Town has been the subject of Zoning Bylaw 177-96 and over 450 exceptions have been added. Consolidations and updates occurred in 2001 and 2006, and an additional 190 amendments have since been passed by Council.

Mr. McDonald provided an analysis of the consolidation and update components. The update is intended to reduce its complexity, streamline its application and interpretation, and, reduce the need for complex by-law amendments in the future for specific projects. The current trend is to build bigger houses on smaller lots and this is having an impact on parent by-law provisions that should be considered with respect to reducing standards in principle, such as lot frontage and yard setback, the size of private amenity areas in back yards, and porch provisions.

The next steps will involve continued discussions with staff, a meeting with the development community over the Summer, and preparation of a draft by-law for public review in the Fall.

The Committee discussed issues relating to loading spaces for Places of Worship; indoor waste storage; and consultation with the design community.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

That the presentation provided by Mr. Nick McDonald, Meridan Planning Consultants Inc. regarding Update and Consolidation Project - By-law 177-96 be received.

CARRIED

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- May 15, 2012, Part A (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meeting, Part A, held May 15, 2012, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES COMMITTEE MINUTES
- May 22, 2012, Part B (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meeting, Part B, held May 22, 2012, be confirmed.

CARRIED

**5. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- May 22, 2012 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Development Services Public Meeting, held May 22, 2012, be confirmed.

CARRIED

**6. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- March 29, 2012 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu
Seconded by: Councillor Alan Ho

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held March 29, 2012, be received for information purposes.

CARRIED

**7. ELIGIBILITY OF JAMES BRANDER HOUSE FOR
RELOCATION TO MARKHAM HERITAGE ESTATES
31 HELEN AVENUE (16.11)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That Heritage Markham recommends to Council that the James Brander House at 31 Helen Avenue be declared eligible for relocation to Markham Heritage Estates, due to its cultural heritage value or interest, threatened state, and the absence of either short or long-term uses by the owner; and,
- 2) That the relocation of the frame rear wing of the building is supported if a future owner wishes to retain it; and,
- 3) That the current owner undertake the necessary work to make the roof of the brick portion watertight to prevent further deterioration pending future relocation of the building; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. INFORMATION REPORT:
APPLICATION FOR OFFICIAL PLAN AMENDMENT
& NEW SECONDARY PLAN FOR THE
BUTTONVILLE AIRPORT REDEVELOPMENT PROPOSAL
2833 16TH AVENUE, MARKHAM
CONC 3 PT LOTS 13-15
(OP 11 115381) (10.3, 10.4)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report dated June 12, 2012, titled, “Information Report: Application for Official Plan Amendment and New Secondary Plan for the Buttonville Airport Redevelopment Proposal, 2833 16th Avenue, CONC 3 PT LOTS 13-15 (OP 11 115381)”, be received; and,

- 2) That staff be authorized to coordinate with the Ward Councillor and the applicant on the scheduling of a Community Information Meeting and a Statutory Public Meeting (target date Fall 2012), subject to the applicant meeting the submission requirements outlined in this report; and further,
- 3) That staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**9. PROPOSED GENERAL ZONING
BY-LAW AMENDMENTS RESPECTING
VARIOUS PROVISIONS IN THE
TOWN OF MARKHAM (PR-12-109460) (10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report dated June 12, 2012 entitled “PRELIMINARY REPORT (PR-12-109460) – Proposed General Zoning By-law Amendment respecting Various Provisions in the Town of Markham (PR-12-109460)”, be received; and,
- 2) That Public Meeting(s) be held to receive comments from the public, internal and external agencies, and other stakeholders with respect to proposed amendments to the zoning by-laws; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. 2303484 ONTARIO INC.
103 HELEN AVENUE
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO PERMIT
6 DETACHED DWELLING UNITS
(ZA AND SU 12 130682) (10.5, 10.7)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report titled “Preliminary Report, 2303484 Ontario Inc., 103 Helen Avenue, Zoning By-law Amendment and Draft Plan of Subdivision to Permit 6 Detached Dwelling Units, File Nos. ZA and SU 12 130682”, dated June 12, 2012, be received; and,

- 2) That a Public Meeting be held to consider the applications submitted by 2303484 Ontario Inc., for zoning by-law amendment and draft plan of subdivision to permit 6 detached dwelling units and future park lands at 103 Helen Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. CEDARDALE MARKHAM INC.
APPLICATION FOR SITE PLAN APPROVAL
OF PHASE 1 OF A HIGH DENSITY MIXED USE
DEVELOPMENT AT THE SOUTH-EAST CORNER
OF HIGHWAY 48 AND CASTLEMORE AVENUE
(9809 HIGHWAY 48)
(SC 09 129428) (10.6)**

[Report](#)

Jim Baird, Commissioner of Development Services, advised the Committee that the subject property is zoned for the proposed use, and the Site Plan for Phase 1 is now being presented.

Cliff Korman from Kirkor Architects representing the applicant, Cedardale Markham Inc., gave a brief presentation of the design features and reviewed the elevations.

The Committee indicated support for the design and noted that shadowing should not be a problem as it is a corner property and the closest dwelling is a significant distance. It was also acknowledged that the proximity to the GO station supports the opportunity for intensification.

Staff confirmed that flexible zoning provisions will allow for community amenities, office space, and other uses. Discussions included the potential uses for Phase 3, the parking ratio of 1.3 spaces per unit, and the pedestrian walkway to the GO Station.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That the report dated June 12, 2012 and titled “RECOMMENDATION REPORT, Cedardale Markham Inc., Application for Site Plan Approval of Phase 1 of a high density mixed use development at the south-east corner of Highway 48 and Castlemore Avenue (9809 Highway 48), File No. SC 09 129428,” be received; and,
- 2) That the Site Plan Application (File No. SC 09 129428) submitted by Cedardale Markham Inc. to facilitate an 18-storey building with 252 apartment units and non-residential uses at grade, being Phase 1 of a high density mixed use development, 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 plan; and,
- 4) That 252 units of 2011/2012 allocation be granted (less the 35% LEED Silver Bonus) to the proposed Phase 1 development; and,
- 5) That prior to the Director of Planning and Urban Design endorsing the site plan, the applicant shall submit to the Town final confirmation of the 35% (88 units) servicing allocation credits from the Region of York under their “Sustainable Development Through LEED” policy; and,
- 6) That the Town reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
- 7) That the Mayor and Clerk be authorized to execute a Section 37 Agreement with the Owner; and,
- 8) That the Owner provide the Town with the required payment of 60% planning processing fees in accordance with the Town’s applicable Fee By-Law; and,
- 9) That 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 further,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. FOREST BAY HOMES
ZONING BY-LAW AMENDMENT AND
SITE PLAN APPLICATIONS TO FACILITATE
RESIDENTIAL DEVELOPMENT AT THE
SOUTH-EAST CORNER OF DENISON STREET
AND MARKHAM ROAD
(ZA & SC 11 115754) (10.5, 10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services gave a brief overview of the site plan proposal by Forest Bay Homes.

The Committee indicated support for the proposal, and discussed the provisions for visitor parking; the setbacks with respect to providing adequate privacy for the neighbours; and the potential to provide overflow parking for the adjacent Place of Worship.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the report titled “RECOMMENDATION REPORT, Forest Bay Homes, Zoning By-law amendment and site plan applications to facilitate residential development at the south-east corner of Denison Street and Markham Road, File Nos: ZA & SC 11 115754,” dated May 22, 2012 be received; and,
- 2) That the record of the Public Meeting held on February 21, 2012 regarding the application (ZA 11 115754) to amend Zoning By-law 90-81, as amended, be received; and,
- 3) That the application (ZA 11 115754) submitted by Forest Bay Homes to amend Zoning By-law 90-81, as amended, to facilitate residential development at the south-east corner of Denison Street and Markham Road, be approved, and the draft By-law be finalized and enacted without further notice; and,
- 4) That the site plan application (SC 11 115754) submitted by Forest Bay Homes to facilitate residential development at the south-east corner of Denison Street and Markham Road be endorsed in principle, subject to conditions attached as Appendix ‘A’ ; and,
- 5) That Site Plan Approval (SC 11 115754) 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 has signed the site plan; and,
- 6) That conditional 2011 servicing allocation for 28 townhouses and 30 semi-detached dwellings be assigned to the proposed development; and,
- 7) That the Town reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 13. ST. BARSAUMO SYRIAC ORTHODOX CHURCH
REVISED SITE PLAN CONTROL APPLICATION
TO PERMIT A PLACE OF WORSHIP
3250 DENISON STREET
(SC 09-113817) (10.6)**
[Report](#)
R. Cefaratti, ext. 3675

Jim Baird, Commissioner of Development Services introduced this matter, advising that the Site Plan had been approved in 2010 for 20,000 ft², and is revised to 15,800 ft² and is compliant with parking provisions and other requirements. A coloured rendering was provided.

Nadia Tobia, Farrow Partnership Architects Inc., representing the applicant, spoke to the Committee regarding capacity and design features. A Church representative responded to questions regarding the origins of the religion, and parking strategies for high holy days.

The Committee discussed the dimensions, height, worship space, and parking requirements. It was suggested that arrangements be pursued with adjacent properties to accommodate overflow parking. It was also suggested the fencing be eliminated except where it is adjacent to residences.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Gord Landon

- 1) That the report entitled “RECOMMENDATION REPORT, St. Barsaumo Syriac Orthodox Church, Site Plan Control application to permit a place of worship at 3250 Denison Street, File No. SC 09-113817”, dated June 12, 2012 be received; and,
- 2) That the Revised Site Plan Control application (SC 09-113817) submitted by St. Barsaumo Syriac Orthodox Church to permit a 2-storey place of worship at 3250 Denison Street be endorsed in principle, subject to the conditions set out in Appendix ‘A’ to this report; and,
- 3) That site plan approval is 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 site plan; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

14. HYDRO UNDERGROUNDING UPDATE (5.0)

[Report](#) [Attach A](#) [Attach B](#) [Attach C](#)

Alan Brown, Director of Engineering, provided an update to the Committee, discussing the criteria to determine which roads should be considered for undergrounding of hydro/utility lines; funding and cost sharing formula options; and the status of projects for Highway 7, Markham Centre, and Yonge Street. Appendix B to the staff report was distributed.

An update was provided regarding underground hydro along Yonge Street for the Liberty Development. The Committee noted that when new poles are installed, removal of the old poles should be expedited.

Discussions involved developing funding strategies for the long term; policies in the new Official Plan to provide directions for identified street sections; and the implications of Local Improvement petitions. Staff was asked to provide details of the Minto Development arrangements to underground the hydro lines.

Moved by: Regional Councillor Jim Jones

Seconded by: Mayor Frank Scarpitti

- 1) That the staff report entitled “Hydro Undergrounding Update” be received; and,
- 2) That staff report back as to the results of PowerStream’s development of criteria and principles for funding of undergrounding of overhead hydro distribution systems and potential application to the Ontario Energy Board (OEB) for partial funding in their 2013 rates; and,
- 3) That construction of the Hwy 7 Pilot Project (from west of Rodick Road to the tracks east of Sciberras Road) for undergrounding of existing power and utility lines on existing roads, including hydro, telecommunication and streetlight circuits, be deferred pending availability of funding; and,
- 4) That the detailed electrical engineering design of undergrounding hydro from Town Centre Blvd to the tracks East of Sciberras Road in the amount of \$414,810 not proceed at this time; and,
- 5) That York Region be requested to continue protecting a corridor of sufficient width in the current design for the future undergrounding of the overhead hydro distribution system and utilities in the Highway 7 right of way from Rodick Road to Sciberras Road to the satisfaction of the Director of Engineering and PowerStream; and,
- 6) That staff pursue, at the site plan application stage for development abutting the roads identified under Tables 1 and 2 of this report, funding from the developers for the undergrounding of overhead utilities abutting their site; and,
- 7) That York Region be requested to expedite the reconstruction of Highway 7 from Town Centre Boulevard to Sciberras Road; and,
- 8) **That Mayor Frank Scarpitti and Regional Councillor Jim Jones review related policy issues and report back to the Committee as appropriate; and further,**
- 9) That the appropriate individuals at PowerStream, York Region and VIVA be advised accordingly.

CARRIED

15. AWARD OF TENDER 072-T-12 REHABILITATION OF JOHN STREET CNR OVERHEAD BRIDGE (B42) (5.10)

[Report](#)

Alan Brown, Director of Engineer, gave a brief review of this matter. The Committee suggested that Public Art be incorporated into the structure, in consultation with the Public Realm Advisory Committee. The source of funding and construction timing were discussed.

Moved by: Councillor Howard Shore

Seconded by: Councillor Valerie Burke

- 1) That the report entitled “Award of Tender 072-T-12 Rehabilitation of John Street CNR Overhead Bridge (B42)” be received; and,
- 2) That tender 072-T-12 for the Rehabilitation of John Street CNR Overhead Bridge (B42) be awarded to the lowest priced Bidder, Marbridge Construction Ltd. in the amount of \$941,987.23 inclusive of HST impact; and,
- 3) That a contingency be established in the amount of \$37,679.49 (4% of construction award) inclusive of HST impact to cover any additional construction costs; and,
- 4) That the existing purchase order # PD 10227 with G.D. Jewell Engineering Inc. to provide additional contract administration and construction services be increased in the amount of \$50,316.38, inclusive of HST impact; and,
- 5) That the award be funded from available funds in 2010 capital account 058-5350-10267-005 “Bridge Improvement-John St. W of Leslie St.” in the amount of \$607,266; and,
- 6) That the shortfall of \$422,717 be funded from available surplus in capital account 058-6150-8464-005 “Bridge Improvement - Green Lane (W of Leslie)” with funds to be transferred into capital account 058-6150-10267-005 “Bridge Improvements – John St. W of Leslie St; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. AWARD OF CONSTRUCTION TENDER 077-T-12
WATERMAIN REPLACEMENT AND STORM SEWER
INSTALLATION MAIN STREET MARKHAM
- HIGHWAY 7 TO BULLOCK DRIVE (5.4, 5.5)
[Report](#)**

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

- 1) That the report entitled “Award of Construction Tender 077-T-12 Watermain Replacement and Storm Sewer Installation Main Street Markham – Highway 7 to Bullock Drive” be received; and,
- 2) That the contract for 077-T-12 Award of Construction Tender 077-T-12 Watermain Replacement and Storm Sewer Installation Main Street Markham – Highway 7 to Bullock Drive be awarded to the lowest priced bidder, Sam Rabito Construction Ltd., in the amount of \$1,668,668.62, inclusive of HST impact; and,
- 3) That a contingency amount of \$166,866.86 (10%), inclusive of HST impact, 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 existing purchase order # PD 11169 with Morrison Hershfield to provide detailed design be increased (from \$280,317.25 to \$383,689.13) to include the amount of \$103,371.88, inclusive of HST impact, to provide the contract administration services in accordance with RFP # 008-R-11; and,
- 5) That a contingency in the amount of \$15,505.78 (15%), inclusive of HST impact, be established to cover any additional costs related to contract administration 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,
- 6) That the Engineering Department Project Management Fee in the amount of \$146,580.99 be funded from Capital Accounts 053-6150-12334-005 “Sanitary Sewer System Upgrade/Rehabilitation Program”, 058-6150-12403-005 “Storm Sewer Upgrade – Main Street Markham from Hwy 7 to Bullock Drive” and 058-6150-12328-005 “Watermain Construction & Replacement Program”; and,
- 7) That the award be funded from the Capital Accounts 053-6150-12334-005 “Sanitary Sewer System Upgrade/Rehabilitation Program”, 058-6150-12403-005 “Storm Sewer Upgrade – Main Street Markham from Hwy 7 to Bullock Drive” and 058-6150-12328-005 “Watermain Construction & Replacement Program” as outlined under the financial template section of the report; and,

- 8) That the funding shortfall in the amount of \$495,364.40 be funded from other components within the Capital Budget account 058-6150-12328-005 “Watermain Construction & Replacement Program” in the amount of \$55,993.73, and the remaining shortfall of \$439,370.67 will be funded from the return of funds from the upcoming closure of capital projects that will be tabled at the June 18th General Committee; and further,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 11:20 AM.

Alternate formats for this document are available upon request.
