



## **DEVELOPMENT SERVICES COMMITTEE MINUTES**

MAY 22, 2012, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 15

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### **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 B**

### **Report Agenda**

**9:00 a.m. – Council Chamber**

#### **Attendance**

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  
Catherine Conrad, Town Solicitor  
George Duncan, Senior Heritage Planner  
Richard Kendall, Manager, Central District  
Rino Mostacci, Director of Planning and Urban Design  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

#### **Regrets**

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 9:06 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation item, No. 11.

**DISCLOSURE OF PECUNIARY INTEREST – None declared**

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES**  
**- May 8, 2012, Part B (10.0)**  
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting, Part B, held May 8, 2012, be confirmed.

CARRIED

**2. HERITAGE MARKHAM COMMITTEE MINUTES**  
**- May 9, 2012 (16.11)**  
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Heritage Markham Committee meeting held May 9, 2012, be received for information purposes.

CARRIED

**3. REIMBURSEMENT OF SECONDARY ROADWORK'S**  
**AND ASSOCIATED ENGINEERING FEES TO**  
**WOODBINE CACHET SOUTH INC. (5.10)**  
[Report](#) [Attach A](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled "Reimbursement of Secondary Roadwork's and Associated Engineering Fees to Woodbine Cachet South Inc." be received; and,
- 2) That the reimbursement of secondary roadwork costs to Woodbine Cachet South Inc. in the amount of \$90,135.00 be funded from the Roads Reserve account # 087 2800132; and,
- 3) That the reimbursement of engineering fees to Woodbine Cachet South Inc. in the amount of \$9,023.50 be funded from the Engineering Fees (Subdivision) account #640 998 8862, (former account #720 7218862); and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

4. **REQUEST TO SCHEDULE A PUBLIC MEETING  
VILLARBOIT DEVELOPMENT CORPORATION  
DRAFT PLAN OF SUBDIVISION, REZONING AND  
SITE PLAN APPLICATIONS TO PERMIT A  
MIXED USE DEVELOPMENT AT THE  
SOUTH-EAST CORNER OF MAJOR MACKENZIE DRIVE  
AND HIGHWAY 48 (9999 HIGHWAY 48)  
(SU, ZA & SC 12 134590) (10.7, 10.5, 10.6)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That Staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision and Rezoning applications (SU & ZA 12 134590) submitted by Villarboit Development Corporation to permit mixed use development at the south-east corner of Major Mackenzie Drive and Highway 48 (9999 Highway 48).

CARRIED

5. **GEMINI URBAN DESIGN  
(HOUGHTON) CORPORATION  
DRAFT PLAN OF SUBDIVISION  
ZONING AMENDMENT AND  
DRAFT PLAN OF CONDOMINIUM  
TO PERMIT THE DEVELOPMENT OF  
10 SINGLE DETACHED DWELLINGS AT  
11 & 15 HOUGHTON BOULELVAR D & 55 JOSEPH STREET  
(SU 12 131249, ZA 12 131249 & CU 12 131249) (10.7, 10.5, 10.20)**  
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “PRELIMINARY REPORT, Gemini Urban Design (Houghton) Corporation, Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings on the subject lands at 11 & 15 Houghton Boulevard & 55 Joseph Street, Files SU 12 131249, ZA 12 131249 & CU 12 131249,” dated May 22, 2012 be received; and,

- 2) That a Public Meeting be held to consider the Draft Plan of Subdivision, Zoning Amendment & Draft Plan of Condominium applications submitted by Gemini Urban Design (Houghton) Corporation, to permit the development of 10 single detached dwellings on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. MARKHAM CENTRE DEVELOPMENT CORPORATION  
NORTH SIDE OF ENTERPRISE BOULEVARD,  
WEST OF KENNEDY ROAD  
APPLICATIONS FOR OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENT TO PERMIT  
A HIGH DENSITY RESIDENTIAL DEVELOPMENT  
(OP 08 106659 AND ZA 08 106664) (10.3, 10.5)  
[Report](#) [Attachment](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated May 22, 2012 titled “Preliminary Report, Markham Centre Development Corporation, North side of Enterprise Boulevard, west of Kennedy Road, Applications for Official Plan and zoning by-law amendment to permit a high density residential development,” be received; and,
- 2) That staff be authorized to schedule a Public Meeting to consider the applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. COMMERCIAL FAÇADE IMPROVEMENT  
AND SIGNAGE REPLACEMENT GRANT PROGRAMS  
FOR HERITAGE DISTRICTS 2012 (16.11, 7.6)  
[Report](#)**

Jim Baird, Commissioner of Development Services gave an update on the Commercial Façade Improvement and Signage Replacement Grant Programs, and advised of three recommended grants, as well as refinements to the criteria. Staff responded to questions from the Committee regarding budget issues.

Moved by: Councillor Howard Shore

Seconded by: Councillor Valerie Burke

- 1) That the report entitled “Commercial Façade and Signage Improvement Grant Program for Heritage Districts 2012” dated May 22, 2012 be received; and,
- 2) That the identified applications for the Commercial Façade and Signage Improvement Grant Programs be approved, provided that the applicants comply with the eligibility requirements of the programs; and,
- 3) That 86 Main St. N. Markham Village receive \$10,000.00 of grant assistance from the Commercial Façade Improvement Grant program provided that the applicant enters into a Grant Agreement and Façade Easement with the Town and receive \$1,000.00 of grant assistance from the Signage Replacement Grant program; and,
- 4) That 155 Main St. Unionville receive \$2,000.00 of grant assistance from the Commercial Façade Improvement Grant program; and,
- 5) That 188 Main St. Unionville receive \$4,181.00 of grant assistance from the Commercial Façade Improvement Grant program; and,
- 6) That Council authorizes the Mayor and Clerk to enter into Façade Easement Agreement with the owners 86 Main St. N. Markham Village (required for assistance over \$5,000); and,
- 7) That Council agrees to waive the eligibility criteria pertaining to the timing of the work already done at 86 Main St. N. Markham Village, and 155 and 188 Main St. Unionville; and,
- 8) That Council agrees to waive the eligibility criteria of two competing quotes for 86 Main St. N. Markham Village, based on the cost of work already completed; and,
- 9) That the grants be funded through the Heritage Façade Improvement/ Sign Replacement Project Account 620 101 5699 10013 in the amount of \$17,181.00; and,
- 10) That the eligibility requirements of the Commercial Façade Improvement /Signage Replacement Grant program be revised to allow projects undertaken between the deadline for applications of the previous year and the current year deadline, to be considered eligible for grant assistance, provided that all other eligibility requirements of the program are met; and further,
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**CARRIED**

**8. DESIGNATED HERITAGE PROPERTY GRANT  
APPLICATIONS – 2012 (16.11, 7.6)**

[Report](#)

Jim Baird, Commissioner of Development Services provided a brief explanation of the proposed Designated Heritage Property Grants and refinements to the criteria.

Staff responded to several questions from the Committee regarding the particulars of some of the properties, and grant funding available. It was noted that the property at 7070 York Durham Line is historically significant and the Committee requested an e-mail on the work being done there.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

- 1) That the staff report dated May 22, 2012 entitled “Designated Heritage Property Grant Applications -2012”, be received; and,
- 2) That Designated Heritage Property Grants for 2012 be approved in the amounts noted for the following properties, totaling approximately \$55,400.00, provided that the applicants comply with eligibility requirements of the program;
  - 2665 Bur Oak Ave. - \$5,000.00 for the re-conditioning of the historic second storey windows and production of traditional wooden storm windows;
  - 5000 Steeles Ave. E.-\$5,000.00 for the re-conditioning and restoration of the four gothic windows on the west side of the church;
  - 8 Alexander Hunter Place Markham Heritage Estates-\$3,390.00 for the re-building of the three historic masonry chimneys;
  - 6 David Gohn Circle Markham Heritage Estates-\$3,022.75 for the re-construction of the front veranda substructure and floor deck;
  - 16 George St. Markham-\$5,000.00 for the waterproofing of the basement through the installation of a sump pump system, concrete floor, and water drainage system, notwithstanding the eligibility requirement of the program that requires grant funding to be approved prior to the commencement or completion of work ;
  - 309 Main St. N. Markham Village-\$3,986.08 for the re-conditioning and painting of the historic wooden windows;
  - 370 Main St. N. Markham Village- up to \$5,000.00 for the replication of a period front door and picture windows, repairs and repainting of the wooden soffits, and re-pointing of the granite rubble fieldstone foundation;
  - 24 Deanbank Drive Thornhill - \$5,000.00 for the selective replacement and restoration of the wrap around veranda;
  - 28 John St. Thornhill – up to \$5,000.00 for the replication of the historic gable end chimney and the restoration of the wooden classical entablature above the front entrance;

- 15 Euclid St. Unionville- up to \$5000.00 for the replacement of the existing front door and wooden soffits, subject to a site visit by Heritage Section Staff determining that the front door is not original to the house and/or cannot be restored and that the original wooden soffits cannot be repaired;
  - 128 Main St. Unionville - \$5,000.00 for a new cedar shingle roof; and
  - 7070 York Durham Line - \$5,000 for repair of cedar shingle roof, repainting and selective repair of wooden clapboard; and,
- 3) That the eligibility requirements of the Designated Heritage Property Grant program be revised to allow projects undertaken between the deadline for applications of the previous year and the current year deadline, to be considered eligible for grant assistance, provided that all other eligibility requirements of the program are met; and,
- 4) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account # 620-101-5399-12012 (\$30,000.00 available for 2012); and,
- 5) That the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2012 Designated Heritage Property Grant program, be funded through the remaining funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program Project Fund, Account # 620-101-5699- 10013 (\$10,819 remaining) and #620-101-5699-11026 (\$21,000 remaining); and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. VICTORIA SQUARE HERITAGE  
CONSERVATION DISTRICT STUDY AREA (16.11)**  
[Report](#)

Jim Baird, Commissioner of Development Services provided background information on the proposed Victoria Square Heritage Conservation District, and reviewed the staff recommendations to call a Public Meeting and to add two properties to the Register of Property of Cultural Heritage Value or Interest.

Staff responded to several questions from the Committee regarding designation categories and criteria, the appeal process for owners who object to the designation, the boundary changes to the proposed heritage district area, and the particulars of some of the properties within the district.

It was suggested that a Public Information Meeting be held on a statutory Public Meeting evening. Staff noted the informal PIM may be better suited to a local venue, however staff would consider holding two meetings.

The Committee directed staff to consider standardizing the Public Information Meeting and Community Meeting processes with respect to time and notice procedures. Staff will look into this matter and bring it forward for discussion at a future meeting.

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the staff report titled “Victoria Square Heritage Conservation District Study Area,” dated May 22, 2012, be received; and,
- 2) That the properties at 3047 Elgin Mills Road East and 10728 Woodbine Avenue be added to the Register of Property of Cultural Heritage Value or Interest; and,
- 3) That the boundary of the future study area, as recommended by Heritage Markham, be approved as shown on Figure 2; and,
- 4) That Staff be authorized to hold a public information meeting to discuss the purpose, effects and process of designating Victoria Square as a Heritage Conservation District, and to obtain feedback on this proposal from the community; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. INFORMATION REPORT  
UPDATE ON FACILITATION OF  
FRED VARLEY WORKING GROUP  
IN RESPONSE TO A ZONING BY-LAW AMENDMENT APPLICATION  
MADE BY TRIBUTE (UNIONVILLE) LIMITED TO PERMIT  
A MIXED-USE COMMERCIAL RESIDENTIAL BUILDING  
AT 20 FRED VARLEY DRIVE  
(ZA 11 113101) (10.5)  
[Report](#) [Appendix A](#) [Appendix B](#)**

Jim Baird, Commissioner of Development Services provided an update on the Ontario Municipal Board mediation process for this application. The next mediation session is scheduled for June 13, 2012.

John Gladki of Gladki Planning Associates Inc., facilitator for the Working Group discussions, was in attendance. Mr. Gladki reviewed his report on the discussions and emerging principles relating to: Policy Context; Traffic, Access and Egress, Environmental, and Urban Design and Mix of Uses.



Christiane Bergauer-Free, area resident, spoke of the concerns of the neighborhood residents: ingress and egress with respect to safety; volume of traffic using the subdivision as a shortcut; retaining the retail component; the residential component using the retail entrance; avoid a connecting roadway from the rear of the building to Old Unionville; preservation of the streetscape; increased setback; graduated elevation is not supported; ensure sufficient parking spaces are provided for retail; increase green space; proposed height would impact the sightlines from historic Unionville; increase the setback from the ravine in accordance with TRCA requirements; and, a maximum height of three storeys.

Elaine Wilton, area resident, questioned if a designated buffer zone from the Heritage District can be achieved.

The Committee discussed flooding issues at length. Staff responded to comments and questions, and advised of flood-proofing measures and heritage separation issues.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

- 1) **That the deputations by Christiane Bergauer-Free and Elaine Wilton, regarding the application by Tribute (Unionville) Limited at 20 Fred Varley Drive, be received; and,**
- 2) **That the presentation by John Gladki of Gladki Planning Associates Inc., regarding the Update on Facilitation of Fred Varley Working Group in response to the application by Tribute (Unionville) Limited at 20 Fred Varley Drive; and,**
- 3) That the report titled “Information Report, Update on Facilitation of Fred Varley Working Group in response to a Zoning By-law Amendment application made by Tribute (Unionville) Limited to permit a mixed-use commercial residential building at 20 Fred Varley Drive, File No., 11 113101” be received; and further,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. BUR OAK AVENUE (CORNELL)  
PARKING UPDATE (5.12.4)**

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

Alan Brown, Director of Engineering, provided an update on Bur Oak Parking issues and an explanation of the proposed Parking By-law amendment. The Committee noted this issue may need to be revisited as the Community Centre develops.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That the staff report entitled “Bur Oak Avenue (Cornell) Parking Update”, be received; and,
- 2) That Schedule “D” of Amendment 2011-199 of Traffic By-law 2005-188, pertaining to “Parking for a Restricted Period” be further amended by deleting and / or adjusting subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendments, and summarized as follows:
  - a. That the one-hour parking restriction be increased to two hours along the section of Bur Oak between White’s Hill and 16<sup>th</sup> Avenue;
  - b. That parking restrictions be completely removed along the section of Bur Oak between Cornell Park Avenue and Cornell Meadows Avenue; and,
- 3) That Schedule “N” of Amendment 2011-199 of Traffic By-law 2005-188, pertaining to “Daytime Permit Parking” be amended to reflect changes made above by deleting subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment; and,
- 4) That the Operations Department be directed to remove and / or replace existing signs with amended signs in the appropriate subject locations, to be funded through the Operations Department account # 083-5399-8402-005; and,
- 5) That the Operations Department be directed to maintain the signs at the subject locations; and,
- 6) That the Parking Control Department be directed to continue enforcing the revised parking prohibition upon installation of the signs; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **12. IN-CAMERA MATTER (10.0)**

That, in accordance with Section 239 (2) (e) of the *Municipal Act*, Development Services Committee resolve into an in-camera session to discuss the following confidential matter:

Moved by: Councillor Don Hamilton

Seconded by: Councillor Valerie Burke

- 1) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Ward 3).

CARRIED

Moved by: Councillor Alex Chiu  
Seconded by: Deputy Mayor Jack Heath

That the Development Services Committee rise from in-camera session (11:02 AM).

CARRIED

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 11:02 AM.

<b>Alternate formats for this document are available upon request.</b>
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