



DEVELOPMENT SERVICES COMMITTEE MINUTES

MAY 8, 2012, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 13

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

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
Alan Brown, Director of Engineering
Catherine Conrad, Town Solicitor
George Duncan, Senior Heritage Planner
Rino Mostacci, Director of Planning and Urban Design
Marg Wouters, Manager, Policy and Research
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.

DISCLOSURE OF PECUNIARY INTEREST – None declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Camille Almasy, Firefighter, Fire & Emergency Services, 25 years
Sean Ash, Captain, Fire & Emergency Services, 25 years
William Baker, Firefighter, Fire & Emergency Services, 25 years
John Brassard, Firefighter, Fire & Emergency Services, 25 years
Walter Brinston, Captain, Fire & Emergency Services, 25 years
Clint Frotten, Training Officer, Fire & Emergency Services, 25 years
Glenn Hall, Captain, Fire & Emergency Services, 25 years
Lee Hanney, Firefighter, Fire & Emergency Services, 25 years
David Irving, District Chief, Fire & Emergency Services, 25 years
Donald Kennedy, Training Officer, Fire & Emergency Services, 25 years
Brent Milton, Firefighter, Fire & Emergency Services, 25 years
Douglas Parkin, Fire Prevention Officer, Fire & Emergency Services, 25 years
John Preiss, District Chief, Fire & Emergency Services, 25 years
Glenn Redmond, Captain, Fire & Emergency Services, 25 years
Robert Whitmore, Firefighter, Fire & Emergency Services, 25 years
Harold Wideman, Firefighter, Fire & Emergency Services, 25 years
Alexander Freeman, Fire Prevention Officer, Fire & Emergency Services, 5 years

Douglas Henderson, Supervisor, Operations, Operations, 30 years
Ann-Marie Pugh, Supervisor, Administration, Operations, Operations, 30 years
James Barber, Waterworks Operator 2, Environmental Services, 20 years
James O'Hare, Waterworks Operator 2, Environmental Services, 20 years
Shane Manson, Manager, Tax & Assessment Policy, Financial Services, 10 years
Claudia Marsales, Senior Manager, Waste Management & Environment,
Environmental Services, 10 years
Lindsay Allward, Operations Labourer/Driver, Operations, 5 years
Ronji Borooah, Town Architect, Planning & Urban Design, 5 years
Luciano Colangelo, Waterworks Operator II, Environmental Services, 5 years
Carola Fischer, Human Resources Consultant, Human Resources, 5 years
Helena Frantzke, Waterworks Quality Co-ordinator, Environmental Services, 5 years
Christina Kakaflikas, Manager, Special Projects, Economic Development, 5 years
Patricia Luis, Building Inspector II, Building Standards, 5 years
Colin Moore, Tax Certificates Clerk, Financial Services, 5 years
Prathapan Narendrakumar, Senior Manager ROW & Environmental Assets,
Asset Management, 5 years
Kathleen Roach, Inspection Administrator, Building Standards, 5 years
Enzo Greco, Rental and Events Co-ordinator, Culture, 3 years
Lyræe Ignacio, Client Advisor ITS, Information Technology Services, 3 years
Ting Ku, Senior Transportation Engineer, Engineering, 3 years
Eric Lariviere, Manager, Markham Theatre, Culture, 3 years
Alberto Lim, Senior Capital Works Engineer, Engineering, 3 years
Dale MacKenzie, Senior Capital Works Engineer, Engineering, 3 years

2. DEVELOPMENT SERVICES COMMITTEE MINUTES

- April 24, 2012, Part B (10.0)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting, Part B, held April 24, 2012, be confirmed.

CARRIED

3. HERITAGE MARKHAM COMMITTEE MINUTES

- April 11, 2012 (16.11)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Heritage Markham Committee meeting held April 11, 2012, be received for information purposes.

CARRIED

4. MAIN STREET MARKHAM COMMITTEE MINUTES

- March 21, 2012 (16.39)

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Main Street Markham Committee meeting held March 21, 2012, be received for information purposes.

CARRIED

- 5. 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 DEVELOPMENT
(OPA AND ZA 12 115839) (10.3, 10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report entitled “PRELIMINARY 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 development, File No.’s: OPA and ZA 12 115839” be received; and,
- 2) That a Public Meeting be held to consider the applications for Official Plan and Zoning By-law Amendments; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 6. INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE ONTARIO HERITAGE ACT
HIRAM POWERS HOUSE
4802 HIGHWAY 7 (16.11.3)**

[Report](#)

The Committee received correspondence from John T. McGovern, representing the owner, dated May 8, 2012, in support of the staff recommendation.

Discussions included the proposed uses, and impacts on the river to the rear of the property. The Deputy Mayor requested staff keep him apprised of applications on this property. Appreciation was expressed to the owners for the significant renovations and restorations to the building.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That correspondence from John T. McGovern, representing the owner, dated May 8, 2012, in support of the staff recommendation, be received; and,**

- 2) That as recommended by Heritage Markham, the Hiram Powers House – 4802 Highway 7, be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 3) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. WISMER COMMONS DEVELOPERS GROUP INC.
117 MINGAY AVENUE
DRAFT PLAN OF SUBDIVISION TO PERMIT
SINGLE DETACHED, SEMI-DETACHED AND TOWNHOUSE UNITS
(SU 11 131035) (10.7)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report titled "Preliminary Report, Wismer Commons Developers Group Inc., 117 Mingay Avenue, Draft Plan of Subdivision to permit single detached, semi-detached and townhouse units, File No. SU 11 131035", dated May 8, 2012, be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Wismer Commons Developers Group Inc., for a Draft Plan of Subdivision to permit single detached, semi-detached and townhouse units at 117 Mingay Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

8. **DOVCOM REALTY INC. &
WISMER MARKHAM DEVELOPMENTS INC.
ZONING AMENDMENT TO PERMIT AN INCREASE
IN THE WIDTH OF DRIVEWAYS AND GARAGES ON
CERTAIN LOTS WITHIN DRAFT PLAN OF SUBDIVISION
19TM-02009 AND TO PERMIT THE REZONING OF
PART LOTS TO MATCH THE ZONING OF THE ADJOINING
PART LOTS WITHIN PHASE 3B AND 4 OF PLAN 19TM-02009
(ZA-12-113320) (10.5)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report titled “PRELIMINARY REPORT, Dovcom Realty Inc. & Wismer Markham Developments Inc., Zoning Amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009” dated May 8, 2012, be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Dovcom Realty Inc. & Wismer Markham Developments Inc.; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

9. **LINDVEST PROPERTIES (CORNELL) LIMITED
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT
STACKED TOWNHOUSE DEVELOPMENTS
ON THREE PARCELS OF LAND AND THE
REZONING OF SINGLE DETACHED RESIDENTIAL LOTS
SOUTH OF HIGHWAY 7, EAST OF NINTH LINE
CORNELL COMMUNITY
(ZA.11-115332 AND SC.12-115332) (10.5, 10.6)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated May 08, 2012, entitled “Preliminary Report, Lindvest Properties (Cornell) Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit stacked townhouse developments on three parcels of land and the rezoning of single detached residential lots, South of Highway 7, east of Ninth Line, Cornell Community, File Numbers: ZA.11-115332 and SC.12-115332” be received; and,

- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Zoning By-law Amendment application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. GROUND-RELATED HOUSING
DEMAND/SUPPLY ANALYSIS (10.0)**

[Presentation](#)

The Committee referred to correspondence (Agenda Item #13) regarding this matter.

Jim Baird, Commissioner of Development Services, provided some background on this matter and introduced the presenter, Paul Bottomley.

Paul Bottomley, Acting Director, Long Range Planning, Region of York, gave a presentation regarding the Ground-Related Housing Demand/Supply Analysis. The analysis concludes that there is an approximate 10 to 12 year remaining supply Region wide, with as little as 6 to 10 years in southern York Region. The presentation reviewed the policy target, markets, residential land supply, residential demands, new community areas, an analysis of the supply, a comparison of York Region's housing mix, and the planning process for new lands required to accommodate growth to 2031. Markham's supply of ground-related units is in the order of 5 to 7 years.

In summary, there is a potential shortage of land for ground-related housing; local secondary plans for new communities must continue; and the supply and demand must be carefully monitored. It was noted that residential supply affects DC revenue potential, and the Region is undertaking major DC funded infrastructure projects.

The Committee discussed the diminishing supply of land for low density housing, and Markham's growth strategy to address this issue. Discussions included the impact of the proposed expansion on regional debt, and the need for transit to service the development areas. Staff explained the process for urban expansion under ROPA 3, and the provincial and municipal intensification policies.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

That the presentation provided by Paul Bottomley, Acting Director, Long Range Planning, Region of York regarding Ground-Related Housing Demand/Supply Analysis be received.

CARRIED

**11. AMBER PLAIN INVESTMENTS LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
5443, 5521, AND 5565 MAJOR MACKENZIE DRIVE
(SU.11-120547 AND ZA.11-120546) (10.7, 10.5)
[Report](#) [Figures](#) [Appendix A and B](#)**

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the report dated May 08, 2012, entitled “Recommendation Report, Amber Plain Investments Ltd., Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment, 5443, 5521 and 5565 Major Mackenzie Drive East, File Nos.: SU.11-120547 and ZA.11-120546”, be received; and,
- 2) That the record of the Public Meeting held on January 17, 2012, regarding the applications for approval of Draft Plan of Subdivision and implementing Zoning By-law be received; and,
- 3) That the Mayor and Clerk be authorized to enter into a No Presale Agreement with the Owner of Plan 19TM-11002 which agreement shall be registered on title, committing the Owner to:

Not enter into any agreements of purchase and sale with end users for the lands (residential unit purchasers), until such time as:

- a. the Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
- or,
- b.
 - i. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of the Southeast Collector Trunk Sewer and,
 - ii. The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development;
- or,
- c. the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development;

AND

Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Markham, which agreement shall be registered on title, committing the new Owner to the same terms as set out in items a, b and c above; and,

- 4) That draft plan of subdivision 19TM-11002 submitted by Amber Plain Investments Ltd., be draft approved subject to the conditions outlined in Appendix 'A'; and,
- 5) The Director of Planning and Urban Design or his designate, shall 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,
- 6) That the application submitted by Amber Plain Investments 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,
- 7) That the Owner provide the Town with the required payment of 30% processing fees in accordance with the Town's applicable Fee By-law; and,
- 8) That the Regional Municipality of York be advised of the servicing allocation for this development; and,
- 9) That the draft plan approval for plan of subdivision 19TM-11002 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

**12. ARROWDALE DEVELOPMENTS LTD.
AND BONNYDON LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND BY-LAW AMENDMENT
5601 MAJOR MACKENZIE DRIVE
(SU.11-118808 AND ZA.11-118807) (10.7, 10.5)
[Report](#) [Figures](#) [Appendix A and B](#)**

Jim Baird, Commissioner of Development Services, noted a correction to the servicing allocation and requested an additional clause to the resolution dealing with this matter.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the report dated May 08, 2012, entitled “Recommendation Report, Arrowdale Developments Ltd. and Bonnydon Ltd., Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment, 5601 Major Mackenzie Drive East, File Nos.: SU.11-118808 and ZA.11-118807, be received; and,
- 2) That the record of the Public Meeting held on January 17, 2012, regarding the applications for approval of Draft Plan of Subdivision and implementing Zoning By-law be received; and,
- 3) That the Mayor and Clerk be authorized to enter into a No Presale Agreement with the Owner of Plan 19TM-03001 which agreement shall be registered on title, committing the Owner to:

Not enter into any agreements of purchase and sale with end users for the lands (residential unit purchasers), until such time as:

- a. the Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
or,
- b. i. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of the Southeast Collector Trunk Sewer and,

ii. The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development;
or,
- c. the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development;

AND

Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Markham, which agreement shall be registered on title, committing the new Owner to the same terms as set out in items a, b and c above;

- 4) That draft plan of subdivision 19TM-03001 submitted by Arrowdale Developments Ltd and Bonnydon Ltd., be draft approved subject to the conditions outlined in Appendix ‘A’; and,

- 5) 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,
- 6) That the application submitted by Amber Plain Investments 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,
- 7) That the Owner provide the Town with the required payment of 30% processing fees in accordance with the Town's applicable Fee By-law; and,
- 8) **That 2013 servicing allocation for 22 singles, 9 semis and 6 towns (a population of 125.5) be granted to plan of subdivision 19TM-03001 (Arrowdale Developments Ltd. and Bonnydon Ltd.) from the total allocation from the Wismer Commons Secondary Plan, assigned in accordance with the January 18, 2011 staff report on servicing allocation; and,**
- 9) That the draft plan approval for plan of subdivision 19TM-03001 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. GROUND-RELATED HOUSING
DEMAND/SUPPLY ANALYSIS (10.0)**
[Correspondence](#)

The Committee discussed this matter with Item #10, the presentation by the Region of York.

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

That the correspondence dated April 20, 2012 from Mr. Denis Kelly, Regional Clerk, Regional Municipality of York regarding "Ground-Related Housing Demand/Supply Analysis", be received.

CARRIED

14. IN-CAMERA MATTER (8.6, 10.0)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Howard Shore

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

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

CARRIED

Moved by: Councillor Carolina Moretti

Seconded by: Deputy Mayor Jack Heath

That the Development Services Committee rise from in-camera session (10:45 AM).

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 10:45 AM.

Alternate formats for this document are available upon request.
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