



DEVELOPMENT SERVICES COMMITTEE MINUTES

APRIL 24, 2012, 9:00 a.m. to 11:30 a.m.

Canada Room

Meeting No. 11

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. – Canada Room

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
Ron Blake, Manager, West District
Karen Boniface, Operations Technical Co-ordinator
Sabrina Bordone, Planner
Alan Brown, Director of Engineering
Stephen Chait, Director, Economic Development
Catherine Conrad, Town Solicitor
Paul Ingham, Director, Operations
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Brian Lee, Senior Manager, Development Engineering & Transportation
David Pearce, Manager, Real Property
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:07 a.m. in the Canada Room with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – none disclosed

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Kathy Schneider, Senior Acquisitions Assistant, Technical Service Department, 25 years
Yolanda Chan, Branch Manager, Angus Glen Library, 20 years
Pat Boon, Borrower Service Supervisor, Angus Glen Library, 20 years
Sue Lau, Circulation Clerk, Markham Village Library, 5 years
Mindy Freed, Branch Librarian, Thornhill Community Library, 3 years

**2. PRESENTATION TO MR. AKSEL RINCK
FROM NORDLINGEN, GERMANY (12.2.6)**

The Committee welcomed Mr. Aksel Rinck, visiting from Nordlingen, Germany. Mr. Rinck spoke of the connection between Markham and Nordlingen, and made a symbolic presentation of a rose from Nordlingen, to Paul Ingham, Director of Operations. Mr. Rinck also told of the legend of the Golden Pig from the history of Nordlingen and presented an 18 carat gold statue symbolizing the event, to Mayor Frank Scarpitti.

Mayor Frank Scarpitti and Councillor Carolina Moretti expressed appreciation for Mr. Rinck's advocacy of the history of the Berczy family and of the bond between the two towns, and presented a certificate to Mr. Rinck. The Mayor announced that a street in Ward 4 would be named "Aksel Rinck Way" and a replica street sign was presented to Mr. Rinck.

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- April 10, 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 April 10, 2012, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- April 10, 2012 (10.0)**

[Minutes](#)

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

That the minutes of the Development Services Public Meeting, held April 10, 2012, be confirmed.

CARRIED

**5. AGRICULTURAL ADVISORY
COMMITTEE MINUTES
- March 1, 2012 (16.34)**
[Minutes](#)

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

That the minutes of the Agricultural Advisory Committee meeting held March 1, 2012, be received for information purposes.

CARRIED

**6. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- January 19, 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 January 19, 2012, be received for information purposes.

CARRIED

**7. MARKHAM'S ECONOMIC STRATEGY
"MARKHAM 2020" WORKSHOP
- March 20, 2012 (10.16)**
[Minutes](#)

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

That the minutes of the Markham's Economic Strategy "Markham 2020" Workshop meeting held March 20, 2012, be received for information purposes.

CARRIED

**8. GROWTH MANAGEMENT AND
TRANSPORTATION & TRANSIT WORKSHOP
- April 3, 2012 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the minutes of the Growth Management and Transportation & Transit Workshop meeting held April 3, 2012, be received for information purposes.

CARRIED

**9. HERITAGE MARKHAM COMMITTEE MINUTES
- April 11, 2012 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

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

CARRIED

**10. 2012 FIRST QUARTER UPDATE OF
THE STREET NAME RESERVE LIST (10.14)**

[Report](#) [Attachment](#)

The Committee requested consideration be given to naming a street in Ward 7 after a particular local person of distinction. Staff have been made aware of the request and are consulting with the Ward Councillor in this regard.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

That the updated Street Name Reserve List for the first quarter of 2012, attached as Appendix 'A' to the April 24th, 2012 staff report titled '2012 First Quarter Update of the Street Name Reserve List', be received.

CARRIED

**11. 211 LANGSTAFF ROAD
APPLICATIONS BY THE CATHOLIC CEMETERIES
ARCHDIOCESE OF TORONTO FOR A
ZONING BY-LAW AMENDMENT AND
SITE PLAN APPROVAL TO PERMIT A
4,562 M² (49,107 FT²) FUNERAL HOME (10.5 & 10.6)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report dated April 24, 2012, entitled “PRELIMINARY REPORT – 211 Langstaff Road, Applications by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a 4,562 m² (49,107 ft²) funeral home” be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a funeral home at 211 Langstaff Road; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

12. TEMPORARY ROAD CLOSURE OF ALDEN ROAD (5.10)
[Report](#) [Attachment](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report titled ‘Temporary Road Closure of Alden Road’ be received; and,
- 2) That closure of Alden Road from the intersection with Esna Park to approximately 150 metres east of the intersection be approved from Friday May 4, 2012 at 8:00 PM to Sunday May 6, 2012 at 8:00 PM for the intersection reconfiguration works related to the Rodick Road extension; and,
- 3) That an exemption to the Town’s Noise Control By-Law 2003-137 be made to extend the hours of work from 7:00 pm to 6:30am during the road closure; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 13. MILLIKEN DEVELOPMENT CORPORATION
AND MON SHEONG FOUNDATION
35, 67 & 73 OLD KENNEDY ROAD AND
4550 & 4576 STEELES AVENUE
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL
TO PERMIT FOUR SENIORS BUILDINGS RANGING IN HEIGHT
FROM 6 – 24 STOREYS
(OP, ZA & 11 124399 & SC 12 119834) (10.3, 10.5 & 10.6)
[Report](#) [Attachment](#)**

Roberto G. Vinluan, representing the Milliken Mills East Ratepayers, stated concerns for the increased height, traffic impacts, and the lack of outdoor amenity spaces.

The Committee noted the concerns and advised that a Statutory Public Meeting will be held in June, 2012 and the Ward Councillor will be holding a community meeting in May, 2012. The Clerk was directed to ensure Mr. Vinluan receives notification of the meetings.

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

- 1) That the deputation by Roberto G. Vinluan, representing the Milliken Mills East Ratepayers, stated concerns for the proposal by Milliken Development Corporation and Mon Sheong Foundation, be received; and,**
- 2) That the report titled “PRELIMINARY REPORT, Milliken Development Corporation and Mon Sheong Foundation, Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval to permit four seniors buildings ranging in height from 6 – 24 storeys at 35, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue, File Nos. OP, ZA 11 124399 & SC 12 119834” be received; and,
- 3) That a Public Meeting be held to consider the applications submitted by Milliken Development Corporation and Mon Sheong Foundation for Official Plan and Zoning By-law Amendments; and further,
- 4) That staff be directed to do all things necessary to give effect to this resolution.

CARRIED

**14. BILLBOARD VARIANCE
CBS OUTDOOR CANADA
STEELES AVE. E. N/S E/O TAPSCOTT RD., MARKHAM
MILE 177.6, HAVELOCK SUBDIVISION
APPLICATION # 11-133847 (2.16.2)
[Report](#)**

Jim Baird, Commissioner of Development Services provided information regarding the request by CBS Outdoor Canada for a sign variance.

The Committee directed that this matter be referred back to staff for the Ward Councillor to consult with the residents, and requested that more detailed, and context maps, be provided when this matter comes forward.

Moved by: Councillor Logan Kanapathi

Seconded by: Mayor Frank Scarpitti

- 1) That the billboard sign variance, application # 11-133847, submitted by CBS Outdoor Canada, be **referred back to staff for the Ward Councillor to consult with the residents.**

CARRIED

**15. HARRY COOK DEVELOPMENTS INC.
PROPOSED DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS TO
FACILITATE SINGLE-DETACHED AND
TOWNHOUSE DWELLINGS, EAST OF
HARRY COOK DRIVE, BETWEEN HELEN AVENUE
AND CASTAN AVENUE, INCLUDING 304, 312 & 322 HELEN AVENUE,
WITHIN SOUTH UNIONVILLE
(OP, SU & ZA 11 129105) (10.7, 10.4 & 10.5)
[Report](#) [Figures 1-4](#) [App A](#) [App B](#) [App C](#) [App D](#)**

Jim Baird, Commissioner of Development Services, reviewed the draft plan of subdivision, parkland issues, and the staff recommendations.

Tom Han, representing the South Unionville Residents Forum (SURF) made a deputation regarding concerns, and provided a written copy of his presentation. Mr. Han questioned the unit count being proposed, and discussed the shortage of parkland in South Unionville, with respect to the approach of many small landowners paying cash-in-lieu instead of providing the land, and the increased value of the required parkland. He advised that the residents support the recommendation by Flato representatives on behalf of the applicant, for a Hold provision to ensure the parkland issue is resolved.

Staff confirmed a total of 49.5 units are currently being proposed. The Committee explained the process of obtaining parkland through the Developer's Group Agreement, and uplift options for land values.

The Ward Councillor provided an update regarding parklands in the area that have recently been approved and will be proceeding in the near future, and supported the residents in resolving the parkland issue prior to development proceeding.

The Committee deferred this matter until later in the meeting. Discussions resumed following an in-camera session.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Colin Campbell

- 1) That the deputation and written submission by Tom Han, representing the South Unionville Residents Forum (SURF), with concerns regarding the proposal by Harry Cook Developments Inc., be received; and,**
- 2) The report entitled "RECOMMENDATION REPORT, Harry Cook Developments Inc., Proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments to facilitate single-detached and townhouse dwellings, east of Harry Cook Drive, between Helen Avenue and Castan Avenue, including 304, 312 & 322 Helen Avenue, within South Unionville, File Nos. OP, SU & ZA 11 129105," be received; and,

- 3) That the record of Public Meeting held on February 21, 2012, regarding the proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments be received; and,
- 4) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design or his designate; and,
- 5) That the application submitted by Harry Cook Developments Inc. to amend the South Unionville Secondary Plan, as amended, be approved and the draft Secondary Plan Amendment attached as Appendix 'B' be finalized and enacted without further notice; and,
- 6) That the application submitted by Harry Cook Developments Inc. to amend Zoning By-laws 304-87 and 177-96, as amended, be approved and the draft by-laws attached as Appendices 'C' & 'D' 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 Council authorize servicing allocation for 10 single detached units (37 population) and 39.5 townhouse units (111.4 population), and that the Owner provide a clearance letter from the Trustee of the South Unionville Landowners Group, confirming that there is adequate servicing allocation for 10 single detached units (37 population) and 39.5 townhouse units (111.4 population) within the servicing allocation assigned to South Unionville; and,
- 9) That the Town reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 10) That the Region of York be advised of the servicing allocation for this development; and,
- 11) That the draft plan approval for plan of subdivision 19TM-11003 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,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. RECOMMENDATION REPORT
APPLICATION BY 1691126 ONTARIO INC.
(LIBERTY DEVELOPMENT CORP)
FOR SITE PLAN APPROVAL TO PERMIT
TWO HIGH-RISE RESIDENTIAL TOWERS
AT 7171 YONGE STREET (WORLD ON YONGE PHASE 2)
(SC 11 118286) (10.6)
[Report](#) [Attachment](#) [Memo](#) [Appendix A](#) [Appendix B](#)**

This matter was referred from the April 10, 2012 Development Services Committee meeting. A staff memo dated April 23, 2012, with an update on the Transportation Demand Management (TDM) measures, was provided.

Jim Baird, Commissioner of Development Services provided an update on this application and advised of ongoing discussions between staff, the residents and the applicant.

Marilyn Ginsburg, representing the Grandview Area Residents Association (GARA) and Ward One South Thornhill Residents Inc., spoke of concerns for transit issues and the impacts to the community. Ms. Ginsburg referred to the applicant's request to be released from the pre-sale agreement conditions and the directions of the Committee at that time, for the applicant to work with Grandview Association and residents. Ms. Ginsburg reviewed Appendix B of the staff report dated April 10, 2012, and Appendix B of the staff memo dated April 23, 2012, and requested modifications to the TDM measures. Concern was also expressed for the two year limit of the measures.

Marion Matthias, local resident, expressed concern for transportation issues and stated that the Yonge Street Corridor Study had been based on the provision of higher order transit, which is no longer available.

Alan Brown, Director of Engineering, provided more details on the TDM measures and advised that the Town is working with the Region to achieve the appropriate modal split, and that staff will continue to consult with the community.

The Committee discussed the anticipated subway system and alternate transit solutions, more frequent bus services, Presto Cards, employee transit, extension of YRT and TTC routes, double fares past Steeles Avenue, and bird safety measures. Staff were requested to investigate the number of transit users and the modal split in Toronto, south of Steeles Avenue, and also at the Tridel development at Highway 401 and Kennedy Road.

Amendments to the resolution were proposed regarding continuing work on TDM solutions. Ms. Ginsberg supported the amendments, indicating confidence that the applicant will work in good faith to complete the TDM measures.

Bill O'Donnell, representing the applicant, 1691126 Ontario Inc. (Liberty Development Corp) agreed to work in good faith, and expressed disappointed that transit decisions require alternate solutions to be found. Mr. O'Donnell clarified that dedicated shuttle busses could compromise the VIVA system, and that Presto Cards could be sold instead of being used by the residents. He also noted the time frame between Phases 1 and 2 will allow an opportunity to review the transit situation.

Moved by: Councillor Valerie Burke

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputations by Marilyn Ginsburg, representing the Grandview Area Residents Association (GARA) and Ward One South Thornhill Residents Inc., and Marion Matthias, regarding the Site Plan application by 1691126 Ontario Inc. (Liberty Development Corp) be received; and,**
- 2) That the report entitled "Recommendation Report: Application by 1691126 Ontario Inc. (Liberty Development Corp) for Site Plan Approval to permit two high-rise residential tower at 7171 Yonge Street (World on Yonge Phase 2), File SC 11 1187286" be received; and,
- 3) That the application for site plan approval for Phase 2 of the World on Yonge development, submitted by 1691126 Ontario Inc. (Liberty Development Corp), to permit 521 residential units at 7171 Yonge Street, be endorsed in principle, subject to the conditions set out in Appendices "A" and "B" attached to this report; and,
- 4) **That staff continue to work with the applicant, the community, and the ward councillor regarding the details of the Transportation Demand Management (TDM) solution(s) and bring back an update report to Development Services Committee; and,**
- 5) **That the Transportation Demand Management (TDM) solution(s) be in place by the time the Occupancy Permit is issued; and,**
- 6) **That staff ensure bird friendly measures are satisfactory; and,**
- 7) 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, in accordance with the conditions set out in Appendix "A" attached to this report. Site plan approval is issued only when the Director has signed the site plan; and further,
- 8) That staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

17. NEW BUSINESS
ESNA PARK ROAD (5.10)

The Committee noted the substantial width of Esna Park Road and requested staff review the possibility of a round-about at this location.

18. IN-CAMERA MATTER (8.6)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

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

- 1) A proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

That the Development Services Committee rise from in-camera session (12:12 PM).

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:15 PM.

Alternate formats for this document are available upon request.
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