



DEVELOPMENT SERVICES COMMITTEE MINUTES

JANUARY 17, 2012, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 1

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 Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi

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
Geoff Day, Senior Planner
Dennis Flaherty, Director Communications and
Community Relations

Linda Irvine, Manager, Parks and Open Space Planning
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Anna Henriques, Senior Planner

Regrets

Mayor Frank Scarpitti
Councillor Carolina Moretti
Councillor Alex Chiu

Brian Lee, Senior Manager, Development Engineering &
Transportation
Dave Miller, Manager, East District
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Planner II
Tom Villella, Senior Project Coordinator
Liz Wimmer, Senior Environmental Planner
Kitty Bavington, Council/Committee Coordinator

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 items, Nos. 19 and 20.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Una Allette, IMS Clerk, Operations, 25 years

David Davies, Geomatics Technician, Planning & Urban Design, 25 years

Jamie Bosomworth, Manager, Strategy & Innovation, Development Services Commissioner's Office, 20 years

Ian Hermack, Waterworks Operator II, Operations, 20 years

Michael Hiatt, Group Leader, Operations, 10 years

Lori Pegg, Alarm Room Operator, Fire & Emergency Services, 10 years

Christos Tsorovas, Sweeper Operator, Operations, 5 years

Jayanthi Thavapalan, Cash Control Clerk, Financial Services, 5 years

Denise Round, Operations & Maintenance Clerk, Operations, 5 years

Andrew Brouwer, Deputy Town Clerk, Clerk's, 3 years

Michael Kourtsidis, Provincial Offences Officer I, Clerk's, 3 years

2. DEVELOPMENT SERVICES COMMITTEE MINUTES

- November 29, 2011, Part B

- December 6, 2011, Part A and B (10.0)

[Nov. 29](#) [Dec. 6](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Committee meeting, Part B, held November 29, 2011, and Part A and B, held December 6, 2011, be confirmed.

CARRIED

3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES

- December 6, 2011 (10.0)

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Development Services Public Meeting, held December 6, 2011, be confirmed.

CARRIED

4. HERITAGE MARKHAM COMMITTEE MINUTES

- December 14, 2011 (16.11)

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Heritage Markham Committee meeting held December 14, 2011, be received for information purposes.

CARRIED

5. UNIONVILLE SUB-COMMITTEE MINUTES

HUGHSON DRIVE WORKING GROUP

- September 20, 2011

- October 4, 2011

- October 14, 2011

- December 5, 2011 (10.0)

[Sept. 20](#) [Oct. 4](#) [Oct. 14](#) [Dec. 5](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Unionville Sub-Committee meeting – Hughson Drive Working Group held September 20, 2011, October 4, 2011, October 14, 2011 and December 5, 2011, be received for information purposes.

CARRIED

6. MARKHAM LIVE COMMITTEE MINUTES

- November 7, 2011

- November 30, 2011 (16.34)

[Nov. 7](#) [Nov. 30](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Markham Live Committee meeting held November 7, 2011 and November 30, 2011, be received for information purposes.

CARRIED

7. AGRICULTURAL ADVISORY COMMITTEE MINUTES

December 2, 2011 (16.34)

[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

That the minutes of the Agricultural Advisory Committee meeting held December, 2, 2011, be received for information purposes.

CARRIED

8. INFORMATION REPORT

APPLICATION FOR OFFICIAL PLAN

AND SECONDARY PLAN AMENDMENT

BUTTONVILLE AIRPORT REDEVELOPMENT PROPOSAL

2833 16TH AVENUE, MARKHAM

CON 3 PT LOTS 13-15

(OP 11 115381) (10.3, 10.4)

[Report](#)

Nick Pileggi of Malone Givens Parsons made a deputation, referring to correspondence submitted on behalf of Buttonville Properties LP, dated January 13, 2012. Mr. Pileggi expressed concern with the progress of the overall development for the Buttonville Airport lands, and requested the Town set a target date for adoption of Secondary Plan; schedule Working Group meetings to address the many issues; and, schedule a Public Meeting to obtain public input as early in the process as possible. The applicants acknowledged that several public meetings may be required throughout the process.

Staff advised that this is a large and complex development, and described the necessary studies and peer reviews that will be required. Key issues will include the masterplan, transportation and phasing. Due to scale of the project, staff suggest a framework be established for advancing peer review of the master plan prior to a statutory public meeting, as the concept may change. Staff will continue to work with the developers and will bring forward updates.

Mr. Pileggi and staff agreed with the suggestion by the Committee that a non-statutory public information meeting be scheduled. The Committee also suggested a design charette process.

The Committee discussed the implications of having a staff member dedicated to this project. Staff explained the arrangement whereby the proponents of large projects provide financial support for staff and peer reviews, while the Town retains control of the supervision and direction of staff. This is an accepted practice that has been applied, and there is no conflict of interest, nor does it fetter the Council decision-making process.

Moved by: Councillor Colin Campbell
Seconded by: Deputy Mayor Jack Heath

- 1) **That correspondence from Malone Givens Parsons on behalf of Buttonville Properties LP, dated January 13, 2012, be received; and,**
- 2) **That the deputation by Nick Pileggi of Malone Givens Parsons on behalf of Buttonville Properties LP, be received; and further,**
- 3) That the report dated January 17, 2012, entitled, “Information Report: Application for Official Plan and Secondary Plan Amendment, Buttonville Airport Redevelopment, 2833 16th Avenue, CON 3 PT LOTS 13-15 (OP 11 115381)”, be received.

CARRIED

9. **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](#)

The Committee received several deputations on related agenda items: # 9, Harry Cook Developments Inc.; # 14, Jade-Kennedy Development Corporation; and # 18, the South Unionville Parkland Issue.

Flora Wen spoke of the shortage of parklands in South Unionville, resulting in overcrowding of the existing parks. Ms. Wen discussed safety concerns for children and parking issues with respect to having to travel farther to existing parks. Ms. Wen read a letter submitted by the South Unionville Community Association (SUCA) recommending development be halted until the developers group fulfils its obligation to provide parkland, and that the impacts of the proposed road alignment be considered.

Amanda Godfrey provided a written submission and spoke of the pressure that development has put on the existing parks. Ms. Godfrey also expressed concern for traffic and safety issues relating to the local school, pedestrian walkway and extension of South Unionville Avenue.

Tom Han, speaking for members of the community, stated that there is a deficit in parkland for South Unionville, and suggested that cash-in-lieu payments may not be adequate. Mr. Han referred to his written submission and suggested that parkland calculations include lands extending north to Highway 7. He requested that area development be delayed until the parkland issue is resolved.

Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, requested their development application proceed to a Public Meeting. Mr. Rehmatullah reviewed the development history of South Unionville and the obstacles in obtaining parklands, and offered to work with the residents to resolve this issue. He described the significant role played by his company in completing the community and providing the road network.

Edward Mak, representing Jade-Kennedy Development Corporation, gave a summary of their proposal and displayed area maps, suggesting the Jade-Kennedy development has no bearing on the conversion of South Unionville parkland.

Staff discussed agenda Item # 18 regarding the status report for the South Unionville Parkland Issue and explained that the problem arises from fragmentation of land ownership. Staff are seeking authorization to proceed with a land value appraisal, for 4.9 acres of outstanding parkland. Servicing issues and other factors impacting the overall development of the area were discussed. The Committee discussed at length the requests of the residents and options available.

Cathy Innamorato, a South Unionville resident whose family owns two properties north of 407 being considered for parkland, advised that the owners are now willing to negotiate for fair-market value sale of the lands for park purposes. Ms. Innamorato disclosed that she is a Real Estate Broker.

The Committee noted that a shortage of playground equipment is a separate issue from the acquisition of parklands. Staff advised that Urban Design staff are in the process of designing parks and additional play features for the area. The Committee requested Urban Design staff provide an update on projects including timeframes for completion, prior to, or at, the Public Meetings for the development applications. Staff were also requested to provide a written response to the submissions received with the Public Meeting package. It was also suggested the Unionville Subcommittee could convene a meeting on the parkland issue, if necessary.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) That the written submissions by Glenn Baron, Tom Han, the South Unionville Community Association (SUCA) and Amanda Godfrey regarding Harry Cook Developments Inc., Jade-Kennedy Development Corporation, and the South Unionville Parkland Issue be received; and,**

- 2) **That the deputations by Flora Wen, Amanda Godfrey, Tom Han, Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, and Edward Mak, representing Jade-Kennedy Development Corporation, and Cathy Innamorato be received; and,**
- 3) That the staff report titled “PRELIMINARY REPORT: 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,
- 4) That a Public Meeting be held to consider the applications submitted by Harry Cook Developments Inc. to permit 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; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. 2011 FOURTH QUARTER UPDATE
OF THE STREET NAME RESERVE LIST (10.14)**
[Report](#)

The Committee questioned if the list normally indicates the initiating Councillor, and staff will check on this issue.

The Committee agreed to change “Queens Diamond Jubilee Avenue” to “Diamond Jubilee Avenue”, as the name is too lengthy otherwise.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That Development Services Committee receive the updated street name reserve list for the fourth quarter of 2011, attached as Appendix ‘A’ to the January 17th, 2012 staff report **with the amendment that “Queens Diamond Jubilee Avenue” be changed to “Diamond Jubilee Avenue”**.

CARRIED

**11. INFORMATION REPORT
UPDATE ON THE HUGHSON DRIVE STUDY AREA
AND OUTCOME OF THE
UNIONVILLE SUB-COMMITTEE WORKING GROUP
(ZA 10 110091) (10.0)**
[Report](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Deputy Mayor Jack Heath

That the report dated January 17, 2012, entitled, “Information Report: Update on Hughson Drive Study Area & outcome of the Unionville Sub-Committee Working Group (ZA 10 110091)”, be received as input to the Public Meeting to be held on January 17, 2012.

CARRIED

**12. FOREST BAY HOMES
APPLICATIONS TO AMEND THE SECONDARY PLAN
AND ZONING BY-LAW AND FOR SITE PLAN APPROVAL
TO PERMIT A 5-STOREY RESIDENTIAL CONDOMINIUM BUILDING
AT THE NORTH-WEST CORNER OF MARKHAM ROAD
AND GOLDEN AVENUE
(OP, ZA & SC 11 115740) (10.4, 10.5)**
[Report](#)

Moved by: Councillor Logan Kanapathi
Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled “PRELIMINARY REPORT, Forest Bay Homes, Applications to amend the Secondary Plan and Zoning By-law and for Site Plan Approval to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue, File Nos: OP, ZA & SC 11 115740,” dated January 17, 2012 be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Forest Bay Homes to amend the Secondary Plan and Zoning By-law to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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

Moved by: Councillor Logan Kanapathi
Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled “PRELIMINARY REPORT, Forest Bay Homes, Zoning By-law amendment and Site Plan application to facilitate residential development at the south-east corner of Markham Road and Denison Street, File Nos: ZA & SC 11 115754,” dated January 17, 2011 be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Forest Bay Homes for a Zoning By-law amendment to facilitate residential development at the south-east corner of Markham Road and Denison Street; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. JADE-KENNEDY DEVELOPMENT CORPORATION
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO REZONE PORTIONS OF 102, 132 AND 138 HELEN AVENUE
TO CONSOLIDATE THE ZONING ACROSS THE
NORTHERN PORTIONS OF THE PROPERTIES
TO ADDRESS THE FUTURE DELIVERY OF A
PROPOSED LANEWAY AND TO FACILITATE A
FUTURE TOWNHOUSE DEVELOPMENT
(ZA 11 123127) (10.5)**
[Report](#)

The Committee received several deputations on related agenda items: # 9, Harry Cook Developments Inc.; # 14, Jade-Kennedy Development Corporation; and # 18, the South Unionville Parkland Issue.

Flora Wen spoke of the shortage of parklands in South Unionville, resulting in overcrowding of the existing parks. Ms. Wen discussed safety concerns for children and parking issues with respect to having to travel farther to existing parks. Ms. Wen read a letter submitted by the South Unionville Community Association (SUCA) recommending development be halted until the developers group fulfils its obligation to provide parkland, and that the impacts of the proposed road alignment be considered.

Amanda Godfrey provided a written submission and spoke of the pressure that development has put on the existing parks. Ms. Godfrey also expressed concern for traffic and safety issues relating to the local school, pedestrian walkway and extension of South Unionville Avenue.

Tom Han, speaking for members of the community, stated that there is a deficit in parkland for South Unionville, and suggested that cash-in-lieu payments may not be adequate. Mr. Han referred to his written submission and suggested that parkland calculations include lands extending north to Highway 7. He requested that area development be delayed until the parkland issue is resolved.

Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, requested their development application proceed to a Public Meeting. Mr. Rehmatullah reviewed the development history of South Unionville and the obstacles in obtaining parklands, and offered to work with the residents to resolve this issue. He described the significant role played by his company in completing the community and providing the road network.

Edward Mak, representing Jade-Kennedy Development Corporation, gave a summary of their proposal and displayed area maps, suggesting the Jade-Kennedy development has no bearing on the conversion of South Unionville parkland.

Staff discussed agenda Item # 18 regarding the status report for the South Unionville Parkland Issue and explained that the problem arises from fragmentation of land ownership. Staff are seeking authorization to proceed with a land value appraisal, for 4.9 acres of outstanding parkland. Servicing issues and other factors impacting the overall development of the area were discussed. The Committee discussed at length the requests of the residents and options available.

Cathy Innamorato, a South Unionville resident whose family owns two properties north of 407 being considered for parkland, advised that the owners are now willing to negotiate for fair-market value sale of the lands for park purposes. Ms. Innamorato disclosed that she is a Real Estate Broker.

The Committee noted that a shortage of playground equipment is a separate issue from the acquisition of parklands. Staff advised that Urban Design staff are in the process of designing parks and additional play features for the area. The Committee requested Urban Design staff provide an update on projects including timeframes for completion, prior to, or at, the Public Meetings for the development applications. Staff were also requested to provide a written response to the submissions received with the Public Meeting package. It was also suggested the Unionville Subcommittee could convene a meeting on the parkland issue, if necessary.

Moved by: Regional Councillor Gord Landon

Seconded by: Deputy Mayor Jack Heath

- 1) That the written submissions by Glenn Baron, Tom Han, the South Unionville Community Association (SUCA) and Amanda Godfrey regarding Harry Cook Developments Inc., Jade-Kennedy Development Corporation, and the South Unionville Parkland Issue be received; and,**

- 2) **That the depositions by Flora Wen, Amanda Godfrey, Tom Han, Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, and Edward Mak, representing Jade-Kennedy Development Corporation and Cathy Innamorato be received; and,**
- 3) That the report titled; “PRELIMINARY REPORT, Jade-Kennedy Development Corporation, Application for zoning by-law amendment to rezone portions of 102, 132 and 138 Helen Avenue to consolidate the zoning across the northern portions of the properties to address the future delivery of a proposed laneway and to facilitate a future townhouse development, FILE NO.: ZA 11 123127” dated January 17, 2012, be received; and,
- 4) That a Public Meeting be held to consider the Zoning Amendment application submitted by Jade-Kennedy Development Corporation to rezone portions of 102, 132 and 138 Helen Avenue to consolidate the zoning across the northern portions of the properties to address the future delivery of a proposed laneway and to facilitate a future townhouse development; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

15. **DRAFT PLANS OF CONDOMINIUM AND PUBLIC MEETINGS (10.0)**

[Report](#)

Jim Baird, Commissioner of Development Services, advised that this is a technical matter and he explained the procedures and considerations involved. Condominiums are normally dealt with through continued zoning and site plan applications, involving a public meeting on zoning. Plans of Condominium are another process layer and there may not be merit in holding an additional public meeting to deal with condo tenure.

The Committee supported the delegation of approval to exempt from the requirement for a Public Meeting, with the exception that any conversions from rental to condominium tenure be presented to Development Services Committee. Staff were also directed to include condominium-related information on the initial reports for the developments.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) That the Staff report, entitled “Draft Plans of Condominium and Public Meetings” dated January 17, 2012, be received; and,

- 2) That the By-law attached as Appendix ‘A’ to delegate authority to the Director of Planning and Urban Design or designate to exempt, at their discretion, the requirement for a statutory Public Meeting held in accordance with clause 51(20)b of the *Planning Act* R.S.O. 1990, c.P.13 as amended, in regards to a vacant land condominium description and/or common elements condominium description, be sent directly to Council and enacted without further notice; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

16. DRAFT - ROUGE PARK TRAILS MASTER PLAN (10.0)

[Report](#) [Figures 1-5](#) [Figures 6-12](#) [Staff Presentation](#) [Rouge Park Presentation](#)

Liz Wimmer, Senior Environmental Planner, gave a brief overview of the Town’s participation in the Rouge Park Trails Master Plan.

Michael Bender, General Manager of Rouge Park, and Michelle Holmes, Manager of Visitor Experience for Rouge Park, were in attendance to give a presentation on the Rouge Park trails Master Plan. Mr. Bender expressed appreciation to the Town of Markham for its support of the Plan. He provided an overview of the process to date, including public consultation and focus group sessions with stakeholders. Mr. Bender discussed the goals, visions and challenges, and the objective of connecting and protecting an extensive network of valued parklands.

The Committee thanked staff and the consultants for their work on this project. Several comments were made regarding:

- the identification of a possible future transit node at point “F”
- getting from point “G” to “A” and a potential pedestrian bridge over the railway to connect Markham Communities to the Rouge Park
- National Park issues, particularly the potential boundaries and preservation of heritage houses
- Cedar Grove Community Park and access via Christ the King Cemetery
- access points from the Cornell community into the Rouge Park
- “D” area as a potential second Milne Park
- timeframe for completion for lands south of Steeles Avenue and access point

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Logan Kanapathi

- 1) **That the presentation regarding the Draft Rouge Park Trails Master Plan be received; and,**
- 2) That the staff report entitled “Draft Rouge Park Trails Master Plan” dated January 17, 2011 be received and endorsed; and,

- 3) That the report and Council resolution be forwarded to the Rouge Park and TRCA; and,
- 4) That staff continue to monitor and participate in the Rouge Park Trails Master Plan process and report back to Committee upon finalization of the Plan; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. AMICA (SWAN LAKE) CORPORATION
APPLICATIONS TO AMEND THE SECONDARY PLAN
AND ZONING BY-LAW AND FOR SITE PLAN APPROVAL
TO PERMIT A RETIREMENT RESIDENCE AT 6380 16TH AVENUE
AND TO FACILITATE ALTERATIONS TO THE EXISTING
RETIREMENT RESIDENCE AT 6360 16TH AVENUE
IN THE SWAN LAKE COMMUNITY
(OP 09 118339, ZA 09 118346, SC 09 125517 & SC 09 125867) (10.4, 10.5, 10.6)
[Report](#)**

Neil Pattison, representing the applicant, Amica (Swan Lake) Corporation, displayed the site plan for a three storey extension and alterations to the four storey retirement residence.

The Project Architect displayed the drawings relating to the original concept in 2009, and the current proposal for 76 units, including elevations, the landscape plan and phasing. A potential future Phase 3 expansion was also reviewed.

Staff and the applicants responded to several questions from the Committee relating to parkland dedication, easements, pathways, demographics of the residents, and other issues. The Committee discussed the Amica brand and standards, and the ability to integrate and accommodate the aging residents. Mr. Patterson advised the facility will not be gated. The existing sales centre will be demolished in the near future, and the smaller building will be used as a temporary construction office.

Concern was expressed for the proximity of the parking spaces to the lake, however, it was discussed that this location provides better accessibility. Other concerns include the use of Sugar Maple trees which are a threatened species and perhaps a variety of species should be used; storm water facilities in a sensitive area; the use of glass balconies which are dangerous to birds; and inclusion of a corridor for wildlife. The applicants were requested to revisit these issues. It was suggested that if there is an opportunity to use leftover parkland dedication funds, the health of the lake should be addressed.

Moved by: Councillor Colin Campbell
Seconded by: Deputy Mayor Jack Heath

- 1) **That the presentation by Neil Pattison and the Project Architect, representing the applicant, Amica (Swan Lake) Corporation, be received; and**
- 2) That the report titled “RECOMMENDATION REPORT, Amica (Swan Lake) Corporation, Application to amend the Secondary Plan and Zoning By-law and for site plan approval to permit a retirement residence at 6380 16th Avenue and to facilitate alterations to the existing retirement residence at 6360 16th Avenue, in the Swan Lake community, File Nos: OP 09 118339, ZA 09 118346, SC 09 125517 & SC 09 125867” dated January 17, 2012, be received; and,
- 3) That the record of the Public Meeting held on November 3, 2009 regarding the applications to amend the Swan Lake Secondary Plan and Zoning By-law 177-96, as amended, be received; and,
- 4) That the application submitted by Amica (Swan Lake) Corporation to amend the Swan Lake Secondary Plan (OPA 17) (OP 09 118339) to permit a retirement residence at 6380 16th Avenue, be approved, and the draft Official Plan Amendment attached as Appendix ‘C’ be finalized and adopted without further notice; and,
- 5) That the application submitted by Amica (Swan Lake) Corporation to amend Zoning By-law 177-96, as amended (ZA 09 118346) to permit a retirement residence at 6380 16th Avenue, be approved, and the draft By-law attached as Appendix ‘D’ be finalized and enacted without further notice; and,
- 6) That the site plan application submitted by Amica (Swan Lake) Corporation (SC 09 125517) to permit a new retirement residence at 6380 16th Avenue (Phase 2), be endorsed in principle, subject to the conditions attached as Appendix ‘A’; and,
- 7) That Site Plan Approval (SC 09 125517) 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,
- 8) That the site plan application submitted by Amica (Swan Lake) Corporation (SC 09 125867) to make alterations to the existing retirement residence at 6360 16th Avenue (Phase 1), be endorsed in principle, subject to the conditions attached as Appendix ‘B’; and,
- 9) That Site Plan Approval (SC 09 125867) 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,

- 10) That conditional 2011 servicing allocation for 26 apartment units be assigned to the proposed development, subject to written confirmation from the Trustee of Landowners Group that servicing allocation is available from the 2011/2012 sewer and water allocation previously assigned to Swan Lake; and,
- 11) That the Town reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

18. INFORMATION REPORT
UPDATE ON SOUTH UNIONVILLE PARKLAND ISSUES (6.3)
[Report](#)

The Committee received several deputations on related agenda items: # 9, Harry Cook Developments Inc.; # 14, Jade-Kennedy Development Corporation; and # 18, the South Unionville Parkland Issue.

Flora Wen spoke of the shortage of parklands in South Unionville, resulting in overcrowding of the existing parks. Ms. Wen discussed safety concerns for children and parking issues with respect to having to travel farther to existing parks. Ms. Wen read a letter submitted by the South Unionville Community Association (SUCA) recommending development be halted until the developers group fulfils its obligation to provide parkland, and that the impacts of the proposed road alignment be considered.

Amanda Godfrey provided a written submission and spoke of the pressure that development has put on the existing parks. Ms. Godfrey also expressed concern for traffic and safety issues relating to the local school, pedestrian walkway and extension of South Unionville Avenue.

Tom Han, speaking for members of the community, stated that there is a deficit in parkland for South Unionville, and suggested that cash-in-lieu payments may not be adequate. Mr. Han referred to his written submission and suggested that parkland calculations include lands extending north to Highway 7. He requested that area development be delayed until the parkland issue is resolved.

Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, requested their development application proceed to a Public Meeting. Mr. Rehmatullah reviewed the development history of South Unionville and the obstacles in obtaining parklands, and offered to work with the residents to resolve this issue. He described the significant role played by his company in completing the community and providing the road network.

Edward Mak, representing Jade-Kennedy Development Corporation, gave a summary of their proposal and displayed area maps, suggesting the Jade-Kennedy development has no bearing on the conversion of South Unionville parkland.

Staff discussed agenda Item # 18 regarding the status report for the South Unionville Parkland Issue and explained that the problem arises from fragmentation of land ownership. Staff are seeking authorization to proceed with a land value appraisal, for 4.9 acres of outstanding parkland. Servicing issues and other factors impacting the overall development of the area were discussed. The Committee discussed at length the requests of the residents and options available.

Cathy Innamorato, a South Unionville resident whose family owns two properties north of 407 being considered for parkland, advised that the owners are now willing to negotiate for fair-market value sale of the lands for park purposes. Ms. Innamorato disclosed that she is a Real Estate Broker.

The Committee noted that a shortage of playground equipment is a separate issue from the acquisition of parklands. Staff advised that Urban Design staff are in the process of designing parks and additional play features for the area. The Committee requested Urban Design staff provide an update on projects including timeframes for completion, prior to, or at, the Public Meetings for the development applications. Staff were also requested to provide a written response to the submissions received with the Public Meeting package. It was also suggested the Unionville Subcommittee could convene a meeting on the parkland issue, if necessary.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Gord Landon

- 1) **That the written submissions by Glenn Baron, Tom Han, the South Unionville Community Association (SUCA) and Amanda Godfrey regarding Harry Cook Developments Inc., Jade-Kennedy Development Corporation, and the South Unionville Parkland Issue be received; and,**
- 2) **That the deputations by Flora Wen, Amanda Godfrey, Tom Han, Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, and Edward Mak, representing Jade-Kennedy Development Corporation and Cathy Innamorato be received; and,**
- 3) That the report dated January 17, 2012 titled “Update on South Unionville Parkland issues” be received; and,
- 4) That the Manager of Real Property be directed to undertake an appraisal of the properties required to complete the west half of the South Unionville Park; and,
- 5) That staff report back following the completion of the appraisal and further discussions with the relevant parties including the Trustee for the Landowner’s Group; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. GLYNNWOOD /SHOULDICE
POND MAINTENANCE AGREEMENT
7700 BAYVIEW AVENUE, THORNHILL (5.0)**
[Report](#)

Alan Brown, Director of Engineering, summarized the background and terms for the pond maintenance agreement. It was noted that the pond will be monitored regularly, and it is anticipated sediment will be cleaned up approximately every 25 years. Staff will report back on the possible storm sewer diversion for Glynnwood.

The Ward Councillor thanked staff and highlighted the importance of this project to the residents. It was clarified that the report should refer to the 150 year storm event. A potential walkway from Bayview Avenue to Yonge Street was also noted. Staff were requested to use sensitivity with respect to the goldfish and other wildlife in the existing pond. Staff will report back to Councillor Burke on the issues discussed.

Moved by: Councillor Alan Ho

Seconded by: Councillor Logan Kanapathi

- 1) That the Development Services Commission report titled “Glynnwood-Shouldice Pond Maintenance Agreement” dated January 17, 2012 be received; and,
- 2) That the Mayor and Clerk be authorized to execute an agreement for storm drainage works with the Regional Municipality of York, Lifestyle (Glynnwood) Ltd., and Shouldice Hospital Ltd. to the satisfaction of the Chief Administrative Officer and the Town Solicitor; and,
- 3) That staff report back as to further storm sewer improvements on the Glynnwood site; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution:

CARRIED

**20. FEASIBILITY OF UNDERGROUNDING OF
OVERHEAD HYDRO DISTRIBUTION SYSTEMS (5.0)**
[Report](#)

Alan Brown, Director of Engineering provided an update on this issue. Costs and funding were discussed. Staff will provide a further update as necessary.

The Committee discussed funding sources and suggested Markham Hydro, PowerStream, and developers be approached for discussions.

Staff indicated that the Town must be specific in what and where the undergrounding is being requested, and develop a criteria for priority corridors such as heritage areas, downtowns, and high-rise buildings. Staff was requested to review the process used by the City of Toronto, and to bring forward a criteria and a funding formula.

It was noted that Circlewood Park on Page 201 should be Cricklewood Park, and that Main Street Markham from Bullock Drive to Major Mackenzie should be added.

Staff was directed to bring forward a resolution to Council on January 24, 2012, initiating a pilot project of the Rodick Road to Sciberras Road corridor along Highway 7, and to report back at a future meeting on a priority criteria and funding formula.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Colin Campbell

- 1) That the staff report entitled “Feasibility of Undergrounding of Overhead Hydro Distribution Systems” be received; and,
- **2) That Powerstream and the Region of York be requested to undertake with the Town of Markham , a pilot project for the undergrounding of power and utility lines in Markham Centre from Rodick Road to Sciberras Road along Highway 7 in 2012/2013; and,**
- 3) **That Powerstream be requested to include the Hwy 7 pilot project as part of their spring 2012 submission to the Ontario Energy Board for an 2013 rate increase to help finance the undergrounding of their overhead hydro lines; and further,**
- 4) **That staff report back on criteria as to which roads should have underground hydro lines, funding options and cost sharing formula for the pilot project.**

CARRIED

****Council at the January 24, 2012 meeting consented to add the words "...the Rouge River west of..." before the words "...Rodick Road..." in Resolution No.2 (see Council minutes for final approval).**

21. IN-CAMERA MATTER (10.0)

Deputy Mayor Jack Heath requested consideration of New Business in-camera, regarding [Section 239 (2) (c)] - A proposed or pending acquisition or disposition of land by the municipality or local board in Ward 3.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

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:

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

CARRIED

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the Committee consent to receive new business regarding [Section 239 (2) (c)] - A proposed or pending acquisition or disposition of land by the municipality or local board in Ward 3.

CARRIED BY 2/3 VOTE

Moved by: Councillor Colin Campbell
Seconded by: Councillor Alan Ho

That the Development Services Committee rise from in-camera session (1:21 PM).

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:21 PM.

Alternate formats for this document are available upon request.