



DEVELOPMENT SERVICES COMMITTEE MINUTES

NOVEMBER 29, 2011, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 31

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 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

Tony Boyko, Manager, Building Inspections
Stephen Chait, Director, Economic Development
Catherine Conrad, Town Solicitor
George Duncan, Senior Heritage Planner
Regan Hutcheson, Manager, Heritage Planning
Christina Kakaflikas, Manager, Special Projects
Teema Kanji, Senior Project Coordinator
Kimberley Kitteringham, Town Clerk
Tim Lambe, Manager, Policy and Research
Brian Lee, Senior Manager, Development Engineering
and Transportation
Dave Miller, Manager, East District
Tim Moore, Director of Building Standards and Chief
Building Official
Rino Mostacci, Director of Planning and Urban Design
Sandra Tam, Senior Business Development Officer
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Colin Campbell

The Development Services Committee convened at the hour of 9:07 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Carolina Moretti assumed the Chair for Economic Development items, Nos. 12 and 13.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. MARKHAM'S BUILDING EXCELLENCE AWARDS (12.2.6)

Tim Moore, Director of Building Standards and Chief Building Official, introduced the annual Markham Building Excellence Award winners.

Mayor Frank Scarpitti, on behalf of Council, congratulated the recipients and thanked the industry for their great achievements in Markham.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

That Council presents the following recipients with the 2011 Markham's Building Excellence Awards to homebuilders that have demonstrated compliance with the Building Code Regulations and the Building Code Act through obtaining the necessary permits and inspections. Award Program has been in place since 2001, and is now fully integrated with Markham's Greenprint Sustainability Plan. Homebuilders are selected from two categories, small volume (5 to 24 dwelling units) and large volume (greater than 24 units).

Small Volume (5 to 24 dwelling units):

- Baywood Homes
- Flato Developments Inc.
- Laurier Homes (Windsong) Ltd.

Large Volume (greater than 24 units):

- 1644138 Ontario Inc.
- Cathedraltown (Andrin Woodbine Homes Limited)
- Arista Homes (Boxgrove) Inc.
- Monarch Corporation
- Paradise Homes Windsong Corp
- Great West/Castle Rock (Southoak Estates Inc.)

CARRIED

2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 15, 2011, Part B (10.0)
[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Committee meeting, Part B, held November 15, 2011, be confirmed.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- November 15, 2011 (10.0)**

[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That the minutes of the Development Services Public Meeting, held November 15, 2011, be confirmed.

CARRIED

**4. HERITAGE MARKHAM COMMITTEE MINUTES
- November 9, 2011 (16.11)**

[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That the minutes of the Heritage Markham Committee meeting held November 9, 2011, be received for information purposes.

CARRIED

**5. MAIN STREET MARKHAM COMMITTEE MINUTES
- November 16, 2011 (16.39)**

[Minutes](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That the minutes of the Main Street Markham Committee meeting held November 16, 2011, be received for information purposes.

CARRIED

**6. SECTION 37 CONTRIBUTION
H AND W DEVELOPMENT CORPORATION
EAST SIDE OF SOUTH TOWN CENTRE BOULEVARD
BETWEEN CLEGG ROAD AND CEDARLAND DRIVE
(ZA 08 106754 AND SC 05 027409) (10.0)**

[Report](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

- 1) That the staff report dated December 6, 2011 titled “Section 37 Contribution, H and W Development Corporation, East side of South Town Centre Boulevard between Clegg Road and Cedarland Drive;” be received; and,
- 2) That Council authorize the Mayor and Clerk to enter into a Section 37 Agreement with H & W Development Corporation to secure a Section 37 contribution in the amount of \$250,000 for zoning application ZA 08 106754; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. TRANSPORT CANADA
- PICKERING AIRPORT LANDS (MARKHAM)
PROPOSED DEMOLITION OF VACANT
HERITAGE STRUCTURES (16.11)
[Report](#) [Figure 1](#) [App A](#) [App B](#) [App C](#) [App D](#)**

Jim Baird, Commissioner of Development Services gave an explanation of the proposal by Transport Canada to demolish numerous vacant structures on the federally owned Pickering lands site. Nine of the structures are on the Markham Register of Property of Cultural Heritage Value or Interest, and by passing a resolution to designate the properties, it provides a stronger and immediate indication that Markham is interested in preserving these buildings. Staff are requesting authority for the CAO and the Town Solicitor to participate in discussions related to leasing of the buildings, if necessary.

It was suggested that Transport Canada’s plan is premature, due to the recent proposal by Parks Canada to establish a National Park that may include these lands.

The Committee discussed the impacts from the airport flight paths, and the importance of maintaining and heating the buildings if they are to be preserved. Staff was directed to provide an inventory of all buildings on Federal lands in the east end of Markham, including a map indicating the properties and Pickering Airport flight paths, as soon as possible.

The Committee thanked Heritage staff for their extensive work on this issue.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the report entitled “Transport Canada- Pickering Airport Lands (Markham), Proposed Demolition of Vacant Heritage Structures”, dated November 29, 2011, be received; and,

- 2) That Transport Canada be advised that since a final determination has not been made relative to the issue of a national Rouge Park for these lands and the potential park boundaries within Markham, the demolition of any built heritage resource in the area is premature; and,
- 3) That Parks Canada be requested to work with Transport Canada to investigate opportunities to delay any demolition of these vacant heritage buildings at this time; and,
- 4) That as recommended by Heritage Markham, nine identified built heritage resources be approved for designation under Part IV of the Ontario Heritage Act as properties of cultural heritage value or interest, and:
 - a. 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;
 - b. 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;
 - c. 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,
- 5) That Council delegates authority to the CAO and the Town Solicitor to participate in discussions related to leasing of the buildings, if necessary and negotiate lease arrangements to protect/stabilize the untenanted buildings in the short term until a long term solution can be achieved, and that the Mayor and Clerk be authorized to execute leases and any other documents required to give effect to these recommendations in a form satisfactory to the CAO; and,
- 6) **That the Mayor be authorized to write a letter to the Prime Minister, the Minister of Environment, the Minister of Transportation, and local MPs to request a moratorium regarding Transport Canada's proposal to demolish nine built heritage resources given the discussions underway with Parks Canada for a national Rouge Park which may include these resources, and Markham's desire to preserve these heritage resources; and,**
- 7) **That staff prepare a comprehensive inventory of all buildings in the east end of Markham on Federal lands, including a map indicating the properties and Pickering Airport flight paths, as soon as possible; and further,**
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. TOWN OF MARKHAM
DRAFT COMMUNITY INFRASTRUCTURE STRATEGY (10.0)**
[Report](#) [App A](#) [Background Report](#) [App C](#)

Jim Baird, Commissioner of Development Services, introduced this update to the Official Plan review. Teema Kanji, Senior Project Coordinator, gave a brief overview of the Draft Community Infrastructure Strategy and introduced Kirsten Stein and Christine Pacini of SHS Consulting.

Ms. Stein reviewed the highlights of the Markham Community Infrastructure Background report and the Draft Community Infrastructure Strategy, outlining the consultation process, key messages, challenges, and next steps. The recommended Vision Statement and Strategic Objectives were discussed. Staff are requesting that the draft strategy be posted on the Town's website for public review and comment, and staff will bring forward a final strategy recommendation in early 2012 to be reflected in the new Official Plan.

The Committee had comments regarding the inclusion of private sector facilities; consultation with stakeholders; addressing group homes and places of worship; inclusion of accessibility; and the need to meet with and engage the public beyond on-line viewing of the plan. Staff noted that there are other agencies that address human service needs in the community but the purpose of this study is to identify opportunities to integrate community infrastructure service providers (publicly funded) with the Town's development approval process.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

- 1) **That the presentation by Kirsten Stein and Christine Pacini of SHS Consulting regarding the Town of Markham Draft Community Infrastructure Strategy, be received; and**
- 2) That the staff report entitled "Town of Markham Draft Community Infrastructure Strategy", dated November 29, 2011, be received; and,
- 3) That the Markham Community Infrastructure Background Report prepared by SHS Consulting attached as Appendix B, be received; and,
- 4) That the recommended Markham Draft Community Infrastructure Strategy attached as Appendix 'A' be posted on the Town website for public review and comment; and,
- 5) That Staff report back to Development Services Committee with final recommendations for a Community Infrastructure Strategy and the incorporation of policies into the new Official Plan; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. CONSTRUCTION OF PUBLIC SANITARY SEWER
AND OVERLAND FLOW ROUTE AT
9201 AND 9211 WOODBINE AVENUE
(SP. 97-007 (SH 97 000007) AND SC 10 127196) (5.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the report dated November 29, 2011 titled “RECOMMENDATION REPORT, Construction of public sanitary sewer and overland flow route at 9201 and 9211 Woodbine Avenue, File Nos. SP. 97-007 (SH 97 000007) and SC 10 127196” be received; and,
- 2) That Council grant approval to amend the Site Plan Agreement at 9211 Woodbine Avenue:
 - a) to remove the requirement for a storm sewer easement at the front of the property;
 - b) to remove the requirement for a private sanitary sewer easement at the rear of the property; and
 - c) to add a requirement to provide a municipal sanitary sewer easement and overland flow route easement at the rear of the property; and,
- 3) That Council grant staff approval to obtain
 - a) an easement to be conveyed to the Town for a municipal sanitary sewer and overland stormwater flow at the rear of 9211 Woodbine Avenue, shown as Part 1 on the draft reference plan;
 - b) an easement to be conveyed to the Town for a municipal sanitary sewer and overland stormwater flow at the rear of 9201 Woodbine Avenue, shown as Part 2 on the draft reference plan;
 - c) an easement to be conveyed to the Town at the south lot line of 9201 Woodbine Avenue, shown as Part 3 on the draft reference plan for access required to maintain the municipal sanitary sewer; and
 - d) future easements to be conveyed to the Town for municipal sanitary sewers and overland stormwater flow at the rear of 9181 and 9191 Woodbine Avenue when these properties are redeveloped; and,
- 4) That Council grant authority for the Mayor and Clerk to enter into a construction agreement with FARIDEH PARSA for the construction of a municipal sanitary sewer to the satisfaction of the Director of Engineering at the rear of 9201 and 9211 Woodbine Avenue; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. ENBRIDGE GAS DISTRIBUTION INC.
SITE PLAN APPLICATION TO PERMIT
NATURAL GAS REGULATOR AT 7951 9TH LINE
(SC 11 115485) (10.6)**

[Report](#)

This matter had been presented to the Development Services Committee on June 14, 2011.

Ryan Guetter of Weston Consulting Group Inc., representing Enbridge Gas, was in attendance to provide an update on the site plan application to permit a Natural Gas Regulator at 7951 9th Line. A community meeting has been held, and concerns have been identified relating to safety issues and the various municipal approvals required. Site Plans and renderings illustrating the facility, landscaping and fence screening, were displayed.

The Committee questioned the purpose of the facility and alternate locations that had been considered. Mr. Guetter advised that this station regulates gas and reduces pressure, as a critical component of the larger pipeline project going through Markham to Toronto, and requires the approval of the Ontario Energy Board. Several alternate locations had been explored; however, this location is the most efficient site that was available. Details of the landscaping and screening were discussed.

The Ward Councillor spoke of the concerns of the residents and could not support the application. A recorded vote was requested.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alan Ho

- 1) That the staff report entitled “RECOMMENDATION REPORT, Enbridge Gas Distribution Inc., Site Plan Application to permit a natural gas regulator facility at 7951 9th Line”, be received; and,
- 2) That the Site Plan Application (File No. SC 11-115485) submitted by Enbridge Gas Distribution Inc., for the lands at 7951 9th Line, be endorsed in principle, subject to the conditions attached as Appendix ‘C’; and,
- 3) **That landscape screening include species of trees that will eventually screen the two structural stacks; and,**
- 4) That final Site Plan approval is delegated to the Director of Planning and Urban Design or his designate. Site Plan Approval is issued only when the Director or designate has signed the plan; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED BY A RECORDED VOTE
(See following recorded vote) (10:2)

YEAS: Deputy Mayor Jack Heath, Regional Councillor Jim Jones, Regional Councillor Gord Landon, Councillor Valerie Burke, Councillor Howard Shore, Councillor Don Hamilton, Councillor Carolina Moretti, Councillor Alan Ho, Councillor Alex Chiu, Mayor Frank Scarpitti. (10)

NAYS: Regional Councillor Joe Li, Councillor Logan Kanapathi. (2)

ABSENT: Councillor Colin Campbell. (1)

**11. INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE ONTARIO HERITAGE ACT
NAME: ANTHONY ROMAN CENTRE/MARKHAM CIVIC CENTRE
ADDRESS: 101 TOWN CENTRE BOULEVARD (16.11.3)**
[Report](#)

The Committee requested that the designation be a tribute to honour the late renowned Canadian Architect, Arthur Erickson, and the late Anthony (Tony) Roman, former Mayor of Markham, and that their respective families be notified.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

- 1) That as recommended by Heritage Markham, the Anthony Roman Centre/Markham Civic Centre – 101 Town Centre Boulevard be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 2) 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,
- 3) 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,
- 4) 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,
- 5)* **That the designation be a tribute to honour the late Arthur Erickson, renowned Canadian Architect for the Anthony Roman Centre/Markham Civic Centre and the late Anthony (Tony) Roman, former Mayor of the Town of Markham, and that their respective families be notified; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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- Amended by Council on December 13, 2011, to add Clause # 5 as follows:

“That the designation be a tribute to honour the late Arthur Erickson, renowned Canadian Architect for the Anthony Roman Centre/Markham Civic Centre and the late Anthony (Tony) Roman, former Mayor of the Town of Markham, and that their respective families be notified; and further,”

12. VENTURELAB UPDATE (10.16)

[Presentation](#)

Stephen Chait, Director of Economic Development introduced this item, explaining the purpose and success of VentrueLAB, which had been opened just one year ago.

Jeremy Laurin, President and CEO of VentureLAB expressed appreciation for the support from Council on this initiative. Mr. Laurin provided some background on the program and outlined the Vision and Strategic Priorities. VentureLAB is the Regional Innovation Centre for York Region and a member of the Ontario Network of Excellence, established to advise and develop talented entrepreneurs to build world-class growth companies in Ontario.

The Committee congratulated the VentrueLAB team on their successful endeavours.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Jim Jones

That the presentation provided by Jeremy Laurin, President and CEO of VentureLAB regarding VentureLAB Update be received.

CARRIED

**13. "TECHNOLOGICAL INNOVATION FOR SMALL AND MEDIUM SIZED ENTERPRISES BASED ON SCIENCE AND TECHNOLOGY" WORKSHOP: REPORT ON OUTCOMES AND ACTIVITIES SEPTEMBER 17-26, 2011
BEIJING, CHINA (10.16)**

[Presentation](#)

Sandra Tam, Senior Business Development Officer, gave a presentation on the highlights of her recent attendance at the "Technological Innovation for Small and Medium Sized Enterprises Based on Science and Technology" Workshop in Beijing, China.

The Committee discussed opportunities relating to attracting Chinese Universities to Markham, and congratulated Ms. Tam on the successful venture.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Alan Ho

That the presentation provided by Sandra Tam, Senior Business Development Officer regarding "Technological Innovation for Small and Medium Sized Enterprises Based on Science and Technology" Workshop: Report on Outcomes and Activities September 17-26 Beijing, China be received.

CARRIED

NEW BUSINESS

14. DEPUTATION

YELLOW BRICK HOUSE (10.0)

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

That the Committee consent to receive deputations regarding new business.

CARRIED BY 2/3 VOTE

Shirley McLean and Shawn Hopton, representing Calderbridge Crescent and Radcliffe Road area residents, expressed concern for the establishment of a Yellow Brick House shelter in the Markham area. Their concerns involved the current impacts to the neighbourhood such as removal of the fence and trees, potential impacts with respect to safety issues, and whether the use is appropriate in a residential area. They presented a petition with 111 signatures opposed to the proposal, and requested the matter be opened for public discussion. Photographs of the exterior renovations were displayed.

Jim Baird, Commissioner of Development Services, reviewed the Briefing Note prepared by staff dated November 28, 2011, providing background information regarding the Building Permit and Zoning By-law. Mr. Baird explained policy issues and the prevailing legislated mandate of the Province with respect to Group Homes. Municipalities cannot distinguish between family and non-family inhabitants and the zoning does not prevent the use as a single housekeeping unit.

Tim Moore, Director of Building Standards and Chief Building Official, provided information on the scope of the Building Permit and inspection processes, advising that the application has met the applicable laws.

Mayor Frank Scarpitti advised that he had met with Ms. Mclean recently to discuss this matter, and he encouraged the residents to meet with the Group Home operators to discuss their concerns. Deputy Mayor Jack Heath, as Chair of the Regional Community and Health Services Committee, expressed an interest in attending the meeting.

The Committee recognized that the Yellow Brick House is supported by Markham Council and fulfills a great need in the Town.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

That the deputations by Shirley McLean and Shawn Hopton, representing Calderbridge Crescent and Radcliffe Road area residents, regarding concerns for the establishment of a Yellow Brick House shelter in Markham, a petition with 101 signatures in opposition to the proposal, and a Briefing Note by Town staff, dated November 28, 2011, be received.

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:10 PM.

Alternate formats for this document are available upon request.
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