



## **DEVELOPMENT SERVICES COMMITTEE MINUTES**

NOVEMBER 8, 2011, 9:00 a.m. to 12:30 p.m.

Canada Room

Meeting No. 28

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### **All Members of Council**

#### **Development Services**

Chair: Regional Councillor Jim Jones  
Vice-Chair: Councillor Don Hamilton

#### **Economic Development**

Chair: Councillor Carolina Moretti  
Vice-Chair: Councillor Alex Chiu

#### **Transportation Issues**

Chair: Regional Councillor Gord Landon  
Vice-Chair: Councillor Alan Ho

### **PART A**

#### **Presentations, Major Studies, and Issues Agenda**

**9:00 a.m. – Canada Room**

#### **Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Carolina Moretti  
Councillor Colin Campbell  
Councillor Logan Kanapathi

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Brenda Librecz, Commissioner of Community & Fire  
Services  
Ronji Borooah, Town Architect  
Stephen Chait, Director, Economic Development  
Catherine Conrad, Town Solicitor  
George Duncan, Senior Heritage Planner  
Regan Hutcheson, Manager, Heritage Planning  
Linda Irvine, Manager, Parks and Open Space Planning  
Brian Lee, Senior Manager, Development Engineering  
and Transportation  
Rino Mostacci, Director of Planning and Urban Design  
Tom Villella, Senior Project Coordinator  
Kitty Bavington, Council/Committee Coordinator

#### **Regrets**

Regional Councillor Gord Landon  
Councillor Alan Ho  
Councillor Alex Chiu

The Development Services Committee convened at the hour of 9:12 a.m. in the Canada Room with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- October 18, 2011, Part A (10.0)**

[Minutes](#)

Moved by: Councillor Colin Campbell

Seconded by: Councillor Valerie Burke

That the minutes of the Development Services Committee meeting, Part A, held October 18, 2011, be confirmed.

CARRIED

**2. MARKHAM TRANSPORTATION  
STRATEGIC PLAN (MTSP) (5.10)**

[Presentation](#)

Brian Lee, Senior Manager, Development Engineering and Transportation introduced this matter, explaining that the Markham Transportation Strategic Plan (MTSP) is a 20 year plan to establish the strategic directions and transportation policies to accommodate the growth in Markham.

Brian Hollingsworth of IBI Group, gave the Committee a preview of the draft presentation prepared for the public consultation meetings and requested feedback. The presentation included:

- background, provincial legislation, and growth pressures
- purpose and scope of MTSP
- process, timelines, implementation and phasing
- strategic policy directions and strategic plan elements
- area-specific issues

The MTSP is intended to respond to the provincial requirement for long-term land use projections and transportation policies, and to meet the requirements for funding by Metrolinx and York Region. The plan will define the Town's priorities and set out a vision for transportation in Markham.

Mr. Hollingsworth noted that daily auto trips are projected to increase by 60% compared to today, if existing trends continue. The challenge is to keep Markham moving by managing congestion, improving "person" carrying capacity, and developing transit-oriented communities and a transit culture. Markham is at a critical point in its evolution and needs to take steps towards a more sustainable transportation system.

The Committee had several comments and suggestions for the presentation:

- "future GO station" at John Street should be reworded to "potential GO station" to avoid misunderstanding
- more emphasis on collector roads and safety issues
- recommend and seek innovative ideas, such as using roundabouts and staggering work and school hours
- clarify that the MTSP will not eliminate congestion, but will help to manage it

- slide 18: road cross-sections – show option to move trees from centre median to curbside, to buffer cyclists from traffic
- make reference to climate change and peak oil issues
- illustrate Young Street subway extension in maps for Wards One and Two
- add more details showing the overall strategic plan and identifying existing and future GO rail stations; highlight the Havelock line as a potential rail passenger line, etc.

The Committee requested an implementation plan be prepared following the public consultation, and discussed where the Town goes from here. It was suggested that the plan is tactical in nature and should be more strategic, for comprehensive transit improvements across the entire GTA. Markham's plan will spell out what its needs are and what it requires from York Region and the province.

Staff were directed to revise the presentation according to the discussions today.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Valerie Burke

That the presentation provided by Brian Hollingworth, Director, IBI Group regarding Markham Transportation Strategic Plan (MTSP) be received.

CARRIED

### **3. PARKLAND DEDICATION BY-LAW AND POLICY REVIEW (10.0)** [Presentation](#)

Tom Villella, Senior Project Coordinator, gave a presentation outlining the current Parkland Dedication legislation, issues relating to the application of Markham's Parkland Dedication By-law, and the proposed review of the By-law. The current policies and practices were reviewed.

Staff are recommending that a comprehensive review of the by-law be done at this time, to review options to update the means of calculating parkland dedication and land valuation in view of the Town's Intensification Strategy. The 2012 budget includes funding for a consultant. Staff will evaluate consultant submissions and make a recommendation to the Committee in the near future. The criteria for choosing a consultant will be the standard evaluation as prescribed by the purchasing by-law, and will support a multi-disciplined approach.

Staff outlined the work program with respect to the technical steering committee and consultation with the community and stakeholders. It was suggested by the Committee that three days of community consultation may not be enough.

The Committee discussed the parkland dedication in low density areas such as Box Grove, in relation to the demand for parkland and play equipment in those areas. It was noted that land dedication, rather than cash-in-lieu payment, is preferred when appropriate.

The Committee requested a comparative analysis of old and new rates for municipalities such as Vaughan and Richmond Hill. It was suggested that population figures regarding condominiums have changed with respect to an increase in the number of children, and that open spaces are often being utilized by adults as much as by children. There was interest in how parkland would be dealt with in high density areas such as Langstaff.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Valerie Burke

That the presentation provided by Tom Villella, Senior Project Coordinator, Zoning and Special Projects regarding Parkland Dedication By-law and Policy Review be received.

CARRIED

**4. RECOMMENDED HERITAGE DESIGNATION**  
**ANTHONY ROMAN CENTRE/MARKHAM CIVIC CENTRE (16.11.3)**  
[Presentation](#)

George Duncan, Senior Heritage Planner, gave a presentation regarding the proposed heritage designation of the Markham Civic Centre. Mr. Duncan discussed the criteria for design/physical value, historical/associative value and contextual value. He noted that cultural heritage is recognized as well as historical 19<sup>th</sup> century buildings, and that our cultural heritage is not just about the past but about the places, spaces and stories that we value today and want to acknowledge for the future.

The Markham Civic Centre was completed in 1990 and this is the 20<sup>th</sup> anniversary of its opening. It had been designed by renowned Canadian architect Arthur Erickson, and was named for Markham's former Mayor, Anthony (Tony) Roman. The building is a good example of a Modernist public building and has unique architectural expression. It is a significant building in a unique setting and it is a landmark at Highway 7 and Warden Avenue. The building is currently evaluated as a Group 1 Heritage building and it is recommended by Heritage Markham for designation under Part IV of the Ontario Heritage Act.

The Committee discussed implications with respect to repairs and using appropriate materials. Staff explained that the heritage designation will not prevent changes, but will ensure that any changes are appropriately managed and will respect the property's heritage value. The designation is tied to the property and would recognize certain elements, but not, for example, the parking lot. As the building is modernistic, materials should be readily available.

The Committee indicated support for recognizing the Civic Centre as a unique and significant heritage building and asked staff to bring forward the report. It was suggested that a heritage home be moved to the Civic Centre property to be used as the office of heritage staff and to showcase heritage construction materials.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

That the presentation provided by Mr. George Duncan, Senior Heritage Planner regarding Recommended Heritage Designation Anthony Roman Centre/Markham Civic Centre be received.

CARRIED

**5. STRINGBRIDGE INVESTMENTS LIMITED  
SOUTHWEST QUADRANT OF HIGHWAY 7  
AND SOUTH TOWN CENTRE BOULEVARD  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO PERMIT A MIXED-USE DEVELOPMENT  
INCORPORATING HOTEL, COMMERCIAL AND RESIDENTIAL USES  
(ZA 10 109997) (10.5)**

[Report](#)

Jim Baird, Commissioner of Development Services introduced this matter and advised of the urgency of this issue with respect to an OMB hearing scheduled for December 12, 2011. Staff indicated that the proposal for a hotel at this site can be supported, including retail, conference facilities and residential condominiums integrated with the hotel activity. The zoning amendments were briefly outlined.

Correspondence was received from Mark Noskiewicz of Goodmans, representing Markham Suites Hotel, in opposition to the proposal.

Patricia Foran, representing Stringbridge Investments Limited, spoke in support of the staff recommendations, and pointed out that the proposal complies with the mixed use designation in the Official Plan and the hotel will be a unique addition to Markham.

Mark Noskiewicz of Goodmans, representing Markham Suites Hotel, made a deputation stating opposition to the proposal with respect to the conversion of the lands from employment to residential use.

Jason Kaptyn of Kaptyn Hospitality Inc., a developer of the subject lands, provided information regarding the specifics of the development, and the utilization of Markham District Energy.

The Committee directed that the wording of the by-law specify hotel use in a manner that will ensure residential use is not permitted as of right without the hotel. Staff advised that the wording of the by-law could specify that residential units can only be built with the integration of a hotel. The Committee stressed the importance of this issue, and directed staff to ensure it is addressed at the OMB hearing. Staff will bring the draft by-law back to the Committee prior to the OMB hearing, if timing permits.

Ms. Foran confirmed that residential use is not intended to proceed without the hotel.

Discussions included the employment capacity with respect to the proposed Committee of Adjustment application to increase the building height for two additional storeys of office space. The Committee directed that this matter proceed to the Council meeting of this date, November 8, 2011.

Moved by: Regional Councillor Joe Li

Seconded by: Councillor Howard Shore

- 1) **That the correspondence from Mark Noskiewicz of Goodmans, representing Markham Suites Hotel, in opposition to the proposal by Stringbridge Investments Limited, be received; and,**
- 2) **That the deputations by Patricia Foran, representing Stringbridge, Jason Kaptyn of Kaptyn Hospitality Inc., and Mark Noskiewicz of Goodmans, representing Markham Suites Hotel, regarding the proposal by Stringbridge Investments Limited, be received; and,**
- 3) That the staff report dated November 8, 2011 titled “RECOMMENDATION REPORT, Stringbridge Investments Limited, Southwest quadrant of Highway 7 and South Town Centre Boulevard, Application for Zoning By-law Amendment to permit a mixed-use development incorporating hotel, commercial and residential uses, File No. ZA 10 109997,” be received; and,
- 4) That Council endorse the recommendations of the November 8, 2011 staff report; and,
- 5) That the Town Solicitor and staff be directed to attend the Ontario Municipal Board hearing commencing on December 12, 2011 to support the application as outlined in the November 8, 2011 staff report; and,
- 6) That the modeling forecasts for Markham Centre be up-dated to reflect the increased residential unit count and adjustments to the employment forecasts resulting from the approval of the proposed development; and,
- 7) That staff report to Council on an updated Precinct Plan for the Stringbridge/Times lands prior to reporting on site plan approval for the proposed development; and,
- 8) That staff be authorized to enter into negotiations with the applicant regarding a Section 37 contribution, to form the basis of a draft Section 37 agreement to be brought back to Council for consideration before removal of the holding provision from the zoning of the lands; and,
- 9) **That this resolution go to Council on November 8, 2011; and further,**
- 10) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

6. **"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](#)

This matter was deferred to a future meeting.

#### **ADJOURNMENT**

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

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