



## **DEVELOPMENT SERVICES COMMITTEE MINUTES**

October 25, 2011, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 26

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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 B**

### **Report Agenda**

**9:00 a.m. – Council Chamber**

#### **Attendance**

Mayor Frank Scarpitti  
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

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Brenda Librecz, Commissioner of Community & Fire  
Services  
Catherine Conrad, Town Solicitor  
Geoff Day, Senior Planner  
George Duncan, Heritage Planner  
Regan Hutcheson, Manager, Heritage Planning  
Dave Miller, Development Manager, Central District  
Rino Mostacci, Director of Planning and Urban Design  
Kitty Bavington, Council/Committee Coordinator

#### **Regrets**

Deputy Mayor Jack Heath  
Councillor Alex Chiu

The Development Services Committee convened at the hour of 9:10 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. 20 and 21.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. PRESENTATION OF SERVICE AWARDS (12.2.6)**

Sandra Manson-Hing, Virtual Services & Subscriptions Assistant, 5 years  
Samantha Lau, Cataloguing Assistant, 5 years  
Eric Gilbert, Parks Labourer/Driver, Operations, 30 years  
Tannis Weatherill, Assistant to Council/Committee, Clerks, 25 years  
Martin Frowen, Technology Support Coordinator, Information Technology Services, 15 years  
Judy Carroll, Notifications Officer, Clerks, 10 years  
Jim Wilson, Truck Driver, Operations, 10 years  
Ken Thibeault, Operations Labourer/Driver, Operations, 5 years

**2. DEPUTATIONS  
OVER-DEVELOPMENT AND MULTIPLE PROJECTS  
AT HIGHWAY 48 AND 16<sup>TH</sup> AVENUE AND  
THE ISLAMIC SOCIETY OF MARKHAM  
SITE PLAN APPLICATION TO FACILITATE  
A PLACE OF WORSHIP AT 6232 16<sup>TH</sup> AVENUE  
(SC 10 124170) (10.0)(10.6)**

Moved by: Councillor Colin Campbell  
Seconded by: Councillor Logan Kanapathi

**That the Committee consent to receive deputations regarding new business.**

CARRIED BY 2/3 VOTE

Zuzana Zila expressed concern regarding the intensification of development in the area of 16<sup>th</sup> Avenue and Highway 48, with respect to increased traffic.

Bill MacDonald expressed concern for the rezoning that has occurred in the Swan Lake area, with respect to traffic congestion, parking provisions, approval of an oversized building on an undersized lot, a lack of parkland in the area, and requirements for public consultation. Mr. MacDonald requested that approval of the site plan for the Mosque at 6232 16<sup>th</sup> Avenue be revisited by Council.

Phil Richardson, representing the 'Markham's Residents for Responsible Community Planning' group, advised of an on-going petition in opposition to the Mosque and excessive development in the area. He requested that a moratorium be placed on construction in the area from Swan Lake on 16<sup>th</sup> Avenue to Highway 48, and north to Bur Oak Avenue, and that public meetings be held with all local residents. Mr. Richardson noted traffic and parking issues, increased density, and the impacts on the historic and environmentally sensitive area around Swan Lake. Mr. Richardson confirmed that his group had distributed a flyer to the community on this issue. It was suggested by the Committee that the depictions in the flyer may be misleading.

Ward 5 Councillor, Colin Campbell clarified statements quoted in the Economist and Sun. Mayor Frank Scarpitti offered to meet with a small group of residents to discuss the issues.

Discussions included issues relating to parking, traffic, and square footage of the building, as well as planning and site plan processes, notification requirements, and provincial legislation.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

**That the deputations by Zuzana Zila, Bill MacDonald, and Phil Richardson regarding development in the 16<sup>th</sup> Avenue and Highway 48 area, and the Mosque at 6232 16<sup>th</sup> Avenue, be received.**

CARRIED

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- October 11, 2011, Part B (10.0)**

[Minutes](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Committee meeting, Part B, held October 11, 2011, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- October 11, 2011 (10.0)**

[Minutes](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

That the minutes of the Development Services Public Meeting, held October 11, 2011, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES  
- October 12, 2011 (16.11)**

[Minutes](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

That the minutes of the Heritage Markham Committee meeting held October 12, 2011, be received for information purposes.

CARRIED

**6. MAIN STREET MARKHAM COMMITTEE MINUTES**  
**- September 21, 2011 (16.39)**  
[Minutes](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

That the minutes of the Main Street Markham Committee meeting held September 21, 2011, be received for information purposes.

CARRIED

**7. MARKHAM LIVE COMMITTEE MINUTES**  
**- August 25 and October 3, 2011 (16.24)**  
[Aug 25](#) [Oct 3](#)

It was noted that discussion at the meeting also included the preparation of a Business Plan.

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

That the minutes of the Markham Live Committee meeting held August 25 and October 3, 2011, be received for information purposes.

CARRIED

**8. APPLICATION BY VALENTINA MANAGEMENT CORPORATION**  
**FOR A ZONING BY-LAW AMENDMENT TO PERMIT ADDITIONAL**  
**USES AT 9255 WOODBINE AVENUE**  
**(ZA 11-114801) (10.5)**  
[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That the report dated October 25, 2011, entitled “PRELIMINARY REPORT Application by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue, ZA 11-114801” be received; and,
- 2) That a Public Meeting be held to consider the application submitted by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. FRANGIAN HOLDINGS LTD.  
APPLICATIONS FOR OFFICIAL PLAN  
AND ZONING BY-LAW AMENDMENTS TO  
PERMIT A HIGH DENSITY MIXED USE RESIDENTIAL  
AND COMMERCIAL DEVELOPMENT AT  
7089 YONGE STREET AND  
11 & 15 GRANDVIEW BOULEVARD, THORNHILL  
(OP 10-131003 ZA 10-131004) (10.3, 10.5)**  
[Report](#)

Marion Matthias voiced concern for the impact of this proposal on Yonge Street in Thornhill with respect to intensification without sufficient transit services being in place.

The Committee indicated agreement that transportation issues are a concern. The Ward Councillor will work with staff for a wider notification to the residents for the Public Meeting.

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) **That the deputation by Marion Matthias with concerns regarding the proposal by Frangian Holdings Inc., be received; and**
- 2) That the report dated October 25, 2011, entitled “PRELIMINARY REPORT Frangian Holdings Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a high density mixed use residential and commercial development at 7089 Yonge Street and 11 & 15 Grandview Boulevard, Thornhill, File No’s: OP 10-131003 ZA 10-131004” be received; and,
- 3) That a Public Meeting be held to consider the applications submitted by Frangian Holdings Ltd. for Official Plan and Zoning By-law Amendments located at 7089 Yonge Street and 11 & 15 Grandview Boulevard, within the Thornhill Secondary Plan area; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 10. 1232548 ALBERTA INC.  
ZONING AMENDMENT TO PERMIT  
THE DEVELOPMENT OF 7 DETACHED DWELLINGS  
AND THE RELOCATION OF AN EXISTING HERITAGE  
DWELLING AT 6750 14TH AVENUE  
7784 9TH LINE AND 7790 9TH LINE  
(ZA 11 112570) (10.5)**  
[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That the report titled “INFORMATION REPORT, 1232548 Alberta Inc., Zoning amendment to permit the development of 7 detached dwellings and the relocation of an existing Heritage dwelling at 6750 14<sup>th</sup> Avenue, 7784 9<sup>th</sup> Line and 7790 9<sup>th</sup> Line, File No. ZA 11 112570,” dated October 25, 2011 be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 11. MACKENZIE BUILDING AND DEVELOPERS LTD.  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION APPROVAL  
AND ZONING BY-LAW AMENDMENT  
5443, 5521, AND 5565 MAJOR MACKENZIE DRIVE EAST  
(SU.02-116539 AND ZA.11-113623) (10.7, 10.5)**  
[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That the report dated October 25, 2011, entitled “Information Report, Mackenzie Building and Developers Ltd., Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment, 5443, 5521 and 5565 Major Mackenzie Drive East, File Nos.: SU.02-116539 and ZA.11-113623”, be received; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT**

**NAME: GRAHAM-WIDEMAN HOUSE**

**ADDRESS: 11584 HIGHWAY 48 (16.11.3)**

[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That as recommended by Heritage Markham, the Graham-Wideman House – 11584 Highway 48 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 Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT**

**NAME: HATTON-BAKER HOUSE**

**ADDRESS: 10761 WOODBINE AVENUE (16.11.3)**

[Report](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That as recommended by Heritage Markham, the Hatton-Baker House – 10761 Woodbine Avenue, 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 Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. APPROVAL OF STREET NAME  
“QUEEN DIAMOND JUBILEE AVENUE” (10.14)**  
[Memo](#)

Moved by: Councillor Carolina Moretti

Seconded by: Regional Councillor Gord Landon

- 1) That the memorandum dated October 25, 2011 entitled “Request by Councillor Alan Ho for approval of the street name Queen’s Diamond Jubilee Avenue” be received; and,
- 2) That the request by Councillor Alan Ho for Council adoption of the proposed street name “Queen’s Diamond Jubilee Avenue” be approved; and further,
- 3) That the street name “Queen’s Diamond Jubilee Avenue” be added to the Town’s street name reserve list.

CARRIED

**15. BELFIELD INVESTMENTS INC.  
PROPOSAL TO REMOVE LANDS AT  
8050 WOODBINE AVENUE FROM THE  
PARKWAY BELT WEST PLAN AND  
MINISTER’S ZONING ORDER (MZO)  
(ZA 11 116508) (10.0)**  
[Report](#)

Jim Baird, Commissioner of Development Services, explained the proposal and discussed appropriate zoning for the property. The applicant has the option of applying for site-specific Official Plan and Zoning By-law amendments, but prefers to wait until the Town’s Official Plan exercise has been completed. An explanation of a Ministers Zoning Order was provided.



Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

- 1) That the report titled “RECOMENDATION REPORT, Belfield Investments Inc., Proposal to remove lands at 8050 Woodbine Avenue from the Parkway Belt West Plan and Minister’s Zoning Order (MZO), File No.: ZA 11 116508,” dated October 25, 2011 be received; and,
- 2) That the lands not be removed from the Parkway Belt West Plan and Minister’s Zoning Order until such time as an Official Plan Amendment is adopted and Zoning By-law Amendment is enacted by the Town which would incorporate the lands into appropriate “Employment Land” Official Plan and Zoning By-law designations; and further,
- 3) That this Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH).

CARRIED

**16. ELIGIBILITY OF ELIAS HAMILTON HOUSE FOR  
RELOCATION TO MARKHAM HERITAGE ESTATES  
11471 NINTH LINE (16.11)**

[Report](#)

G. Duncan, ext. 2296

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That Heritage Markham recommends to Council that the Elias Hamilton House, 11471 Ninth Line, threatened by road widening on Ninth Line, be declared eligible for relocation to Markham Heritage Estates based on its cultural heritage value or interest; and,
- 2) That the Region of York be requested to advertise the building for relocation, and coordinate the awarding of the building to a successful bidder; and,
- 3) That the Region of York be requested to provide a grant equivalent to the estimated cost of demolition to the successful bidder toward the cost of relocation; and,
- 4) That the Region of York be responsible for site restoration work after relocation of the building, as part of the overall work program for the widening of Ninth Line; and,
- 5) That when the house is designated, interior features of cultural heritage value be included as attributes in the designation by-law; and,

- 6) That staff continue to work with the Region of York to seek alternative locations within the area for the relocation of the Elias Hamilton House, in addition to promoting the building for relocation to Markham Heritage Estates; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. PROPOSED AMENDMENTS TO  
DEVELOPMENT FEE AND  
BUILDING FEE BY-LAWS (10.0)**  
[Report](#)

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Gord Landon

- 1) That the Report titled “Proposed Amendments to Development Fee and Building Fee By-laws”, Development Services Commission, dated October 25, 2011 be received; and,
- 2) That the proposed amendments be referred to the 2012 Budget Public Meeting to be held on November 16, 2011; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. UPDATE ON SERVICING ALLOCATION (5.3, 5.5)**  
[Report](#)

Staff advised that this report is provided to update the Committee. Council had endorsed, and the Region had supported, an exchange of high and low density developments with respect to target occupation after July 21, 2013.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Don Hamilton

- 1) That the October 25, 2011 report titled “Update on Servicing Allocation” be received; and,

- 2) That Council authorize the distribution of exchanged allocation to low density developments outlined in Table 1 of this report and authorize Staff to advise Developer's, Trustees and the Region of York of this exchange; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**19. INTERNATIONAL INVESTMENT  
ATTRACTION PROGRAM 2012 (10.16)**

[Report](#)

C. Kakaflikas, ext. 6590

This matter was deferred.

**20. MARKHAM CENTRE  
407 TRANSITWAY ALIGNMENT REVIEW (5.10)**  
[Presentation](#)

Alan Brown, Director of Engineering, provided an update to the 407 Transitway Environmental Assessment study. The Ministry of Environment approved the EA in February, 2011, and Council endorsed the land use and road layout concept prepared by Adamson Associates Architects for the Markham Centre Mobility Hub, in June, 2011.

Scott Bowers of McCormick Rankin Corporation gave a presentation regarding the Markham alignment options for Highway 407 transitway in Markham Centre. EA options for Markham Live and Frontage Street were reviewed. The Committee discussed alignment preferences.

The Technical Working Group consisting of staff from Metrolinx, MTO, VIVA, and Markham will meet further to try and reach consensus on the recommended alignment. The Executive Committee consisting of senior staff from Metrolinx, Ministry of Transportation, York Region, VIVA and Markham will meet to address any outstanding issues from the transit agencies. Staff will report back with a report and recommended 407 Transitway alignment for Markham Centre in late 2011 or early 2012.

The Committee requested mapping be provided to clarify environmental features and impacts. Staff advised that none of the options cross wetlands or waterways.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Alan Ho

**That the presentation by Alan Brown, Director of Engineering, and Scott Bowers of McCormick Rankin Corporation, regarding the Markham Centre 407 Transitway Alignment Review, be received.**

CARRIED

**21. AWARD OF PROPOSAL 167-R-11 CONSULTING SERVICES  
FOR THE MARKHAM CENTRE MOBILITY HUB STATION (5.10)**

[Report](#)

The Committee requested that the commencement of Phases 3 & 4 be subject to the satisfaction of Council; and that Mayor Frank Scarpitti (ex-officio), Regional Councillor Gord Landon (Chair of Transportation), Councillor Don Hamilton (Ward Councillor), and Regional Councillor Jim Jones (Chair of Markham Live Committee) be included in the Executive Committee.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Don Hamilton

- 1) That the report entitled “Award of Proposal 167-R-11 Consulting Services for the Markham Centre Mobility Hub Station”, be received; and,
- 2) That the contract for Tender “167-R-11 Consulting Services for the Markham Centre Mobility Hub/Station” be awarded to the highest ranked and lowest priced bidder, Arup Canada Inc., in the amount of \$ 339,196.61 inclusive of HST; and,
- 3) That a separate order in the amount of \$ 30,000.00 inclusive of HST be issued for contingency to cover any additional design and consultation costs and that the Director of Engineering be authorized to approve the expenditure of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
- 4) That the Engineering Department Project Management fee in the amount of \$ 33,227.69 inclusive of HST be funded from the Markham Centre Mobility Hub Account as detailed in this report; and,
- 5) That the award be funded from the approved Markham Centre Mobility Hub Account 640-101-5699-10577 which has an available budget of \$645,000.00; and,
- 6) That the remaining funds in the amount of \$242,575.70 be used for the Transit agencies costs associated with the mobility hub station study and preliminary design of the mobility hub station as budgeted for in this account; and,

- 7) That the commencement of Phases 3 & 4 (functional design components and implementation/phasing plan) of the study be subject to Metrolinx, MTO, VIVA, YRT, endorsement of the preferred 407 transitway alignment, to the satisfaction of **Council**; and,
- 8) **That Mayor Frank Scarpitti (ex-officio), Regional Councillor Gord Landon (Chair of Transportation), Councillor Don Hamilton (Ward Councillor), and Regional Councillor Jim Jones (Chair of Markham Live Committee) be included in the Executive Committee; and,**
- 9) That staff update Council on the progress of this study; and further,
- 10) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **NEW BUSINESS**

### **22. MARKHAM TRANSPORTATION STUDY (5.10)**

Regional Councillor Jim Jones noted an item that will be coming forward at a future meeting, regarding a study of the Unionville GO Line service to the Bloor Street/Kennedy Road subway, in conjunction with the Markham Transportation Study report.

## **ADJOURNMENT**

The Development Services Committee meeting adjourned at 11:00 a.m.

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