



DEVELOPMENT SERVICES COMMITTEE MINUTES

October 18, 2011, 9:00 a.m. to 12:30 p.m.

Canada Room

Meeting No. 25

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
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Regrets

Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Colin Campbell

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Catherine Conrad, Town Solicitor
Jamie Bosomworth, Manager, Strategy and Innovation
Stephen Chait, Director of Economic Development
Jacqueline Chan, Assistant Town Solicitor
Geoff Day, Planner II
Huyen Hare, Senior Business Development Officer
Anna Henriques, Senior Planner
Christina Kakaflikas, Senior Business Development Officer
Biju Karumanchery, Senior Development Manager
Dave Miller, Development Manager – Central District
Rino Mostacci, Director of Planning and Urban Design
David Pearce, Manager, Real Property
John Ryerson, Director of Culture
Bill Snowball, Fire Chief
Tom Villella, Senior Project Coordinator – Zoning & Special Projects
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:10 a.m. in the Canada Room with Councillor Don Hamilton in the Chair. Councillor Carolina Moretti assumed the Chair for Economic Development Items, Nos. 4 and 5.

DISCLOSURE OF PECUNIARY INTEREST – None declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- October 4, 2011, Part A (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the minutes of the Development Services Committee meeting, Part A, held October 4, 2011, be confirmed.

CARRIED

**2. UPDATE ON POLICY FOR ESTABLISHING
TELECOMMUNICATION TOWERS (10.0)**

[Mkm Presentation](#) [S. DAgostino](#)

Jim Baird, Commissioner of Development Services, gave a brief summary of the Telecommunications Tower issue, and introduced the presenters. Copies of the presentations were provided at the meeting.

Anna Henriques, Senior Planner with the Town of Markham gave a presentation outlining the jurisdiction of the Town, the consultation process and requirements, the Town's site selection criteria and design guidelines, and options going forward. Today's presentations will assist the Committee in understanding issues with respect to the establishment of telecommunications facilities, jurisdictions, site selection policies, and health issues.

It was clarified that the *Radiocommunication Act* gives approval authority to Industry Canada for radio apparatus sites in consultation with the Municipality, if required. Exemption policies and public consultation processes were detailed. Municipalities are responsible for establishing local policy and commenting on proposals, and the proponent is responsible for consulting with the municipality and the public (if required) and addressing reasonable and relevant concerns. A summary of options for revisions to the Town's policy were reviewed.

Stephen D'Agostino, Thomson Rogers Barristers and Solicitors, representing service providers Bell, Rogers and Telus, gave a presentation on the industry's issues. Mr. D'Agostino discussed the changing technology and paradigm shift since the 1980's. Data transactions, which require greater broadband capacity, now exceed voice traffic, and it is expected to double every year through 2014. The presentation included technical explanations to describe the demands on capacity and required solutions. Markham's employment growth demands wireless connectivity, and an interconnected network without gaps is necessary. Cellular coverage, limitation issues and siting constraints were explained, and samples of antenna types were displayed. The trend is towards smaller towers and wider distribution involving more towers. He commented that co-location can increase the size, height and visual impacts of towers and are best suited to non-residential locations.

Dr. Ray Copes, Director, Environmental and Occupational Health with Public Health Ontario, gave a presentation, explaining the function of his organization as an arms-length agency to provide advice and support to the health care system. Dr. Copes gave an overview of ionizing and non-ionizing electromagnetic effects. He explained the ongoing World Health Organization assessment of the carcinogenicity of Radio Frequency (RF) and reviewed the conclusions of the International Agency for Research on Cancer (IARC) Working Group regarding the carcinogenicity of RF. Standards have been developed by Canada (Safety Code 6) and the International Commission on Non-Ionizing Radiation Protection (ICNIRP). It was noted that the 'hazard' is not new (i.e. RF from radio and TV) but the applications of cell phones and other technologies, are. The proximity of the use, such as transmitters held close to the body, is the key to the intensity of the impact.

Lengthy discussions involved co-located towers and shared structures such as light standards; community issues and concerns; and, appropriate community notification.

The Committee had several questions and comments, and responses were provided by staff and the presenters:

- Most proposals are subject to municipal review even if public consultation is not required, as per the Town's existing protocol
- Industry Canada can approve applications despite the Town's non-concurrence.
- local councillors requested to be advised of proposals
- clarification was requested for condo buildings, with respect to notification provided to surrounding residents as well as condo owners
- staff was requested to research costs involved in integrating tower structures and public art
- small antennae fixtures that are integrated and painted to blend into a building received support from the Committee
- towers and flagpoles are not appropriate for co-locating systems as they create intrusive massing
- the OMB is currently considering an application to allow antennas on utility poles
- Safety Code 6 requires minimum separation distance to minimize effects
- the Town's policy should address co-location; if it is silent, Industry Canada will require towers to be made available for co-location
- Mr. D'Agostino suggested parks can be an ideal location - perhaps within an existing light standard - as they can be physically separated from residential use, as opposed to a commercial site that may be adjacent to residences.
- Health Canada is investigating the electromagnetic effects of cell phones, not towers

Helen Doyle, Region of York Medical Office of Health, and Mike Lang of Industry Canada, were also in attendance to answer questions.

Staff will bring forward a report and proposed revised policy in December, 2011. The Committee recommended that until a review of the policy is completed and any new policies are in force, community consultation be required within 120 metres for all Telecommunication Tower applications, even those under 15m in height. Staff clarified an exemption for an ongoing application that has already been approved by the Committee. It was directed that this resolution proceed to Council on this date.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the presentation provided by the following representatives titled “Update on Policy for Establishing Telecommunication Towers” at the Development Services Committee held on October 18, 2011 be received:
 - Anna Henriques, Town of Markham
 - Stephen D’Agostino, Thomson Rogers Barristers and Solicitors (representing service providers Bell, Rogers and Telus)
 - Dr. Ray Copes, Public Health Ontario.

CARRIED

Moved by: Councillor Howard Shore

Seconded by: Councillor Logan Kanapathi

- 1) **That, until a review of the Town’s Telecommunications Tower policy is completed, community consultation be required within 120 metres for all Telecommunication Tower applications.**

CARRIED

3. ROUGE PARK UPDATE (10.0)

[Presentation](#)

The Committee directed this matter be deferred to a future date for a workshop session, prior to November 9, 2011. The associated in-camera update was also deferred.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

- 1) That the presentation provided by Lilli Duoba, Senior Project Coordinator, titled “Rouge Park Update” **be deferred to a workshop session.**

CARRIED

4. INSTITUTE WITHOUT BOUNDARIES (10.16)

[Presentation](#) [Info](#)

Stephen Chait, Director of Economic Development introduced a guest, Mr. Ajay Ramasubramaniam, Trade Advisor – Ontario Consulate General of Canada, currently stationed in Mumbai, India. The Committee welcomed Mr. Ramasubramaniam.

Luigi Ferrara, Director, School of Design, George Brown College, was introduced. Mr. Ferrara gave a presentation regarding the Institute Without Boundaries (IwB) initiative to create a unique centre for collaboration, innovation, and design thinking. The project team consists of 8-10 post-graduate students, supported by industry professionals and expert advisors. 2011/2012 project themes, including a focus on Highway 7 and other “Main Streets” in the Town of Markham, were outlined and the general deliverables and responsibilities of the partners were described. A document “Interdisciplinary Design Strategy, City Systems Year 3, Project Overview 2011/12” was provided to the Committee and reviewed.

The Committee had suggestions regarding the inclusion of Yonge Street in Thornhill in the BIA focus, and involvement of the IwB in the Strategic Transportation Plan.

The Committee thanked Mr. Ferrara for his presentation and for the IwB partnership with Markham. Appreciation was expressed to staff for embracing the initiative.

Moved by: Councillor Howard Shore
Seconded by: Mayor Frank Scarpitti

- 1) That the presentation provided by Luigi Ferrara, Director, School of Design, George Brown College, titled “Institute Without Boundaries” be received; and
- 2) That the background information titled “Institute Without Boundaries and City of Markham City Systems Year Three Proposal 2011-12” be received.

CARRIED

5. PROFILING OUR BUSINESS PARKS
A NEW CUSTOMER SERVICE INITIATIVE (10.16)
[Presentation](#)
H. Hare, ext. 5255

Huyen Hare, Senior Business Development Officer gave a presentation regarding promotion of Markham’s employment lands and business parks to developers, realtors, landlords and businesses. A new customer service initiative profiles properties and businesses in Markham’s employment parks and establishes a database of 19 business parks in Markham.

An analysis for all employment parks will be completed and reports will be posted on the Economic Development website. The reports will provide high level information on available land and buildings, but a more detailed zoning search process is available through the Town Building Department and as an on-line search to determine permitted uses.

The Committee discussed the statistics of vacant land, and suggested the local councillor be included in the consultation process. The Committee expressed support for this project, and appreciation to staff.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alan Ho

- 1) That the presentation provided by Huyen Hare, Senior Business Development Officer titled “Profiling Our Business Parks - A New Customer Service Initiative” be received.

CARRIED

6. IN-CAMERA MATTERS (8.6)

The Committee directed the following in-camera matter be deferred to a future date for a workshop session, prior to November 9, 2011.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

- 1) **That the matter relating to a pending acquisition or disposition of land by the municipality or local board be deferred to a workshop session.**

CARRIED

7. NEW BUSINESS – IN CAMERA (8.2)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Valerie Burke

That the Committee consents to new in-camera business, in accordance with Section 239 (2) (c) of the Municipal Act, regarding a confidential matter: a proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED BY 2/3 VOTE

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

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

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

CARRIED

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

That the Committee rise from the in-camera session (1:00 PM).

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:00 PM.

Alternate formats for this document are available upon request.
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