



DEVELOPMENT SERVICES COMMITTEE MINUTES

October 4, 2011, 9:00 a.m. to 12:30 p.m.

Canada Room

Meeting No. 23

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 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
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Ronji Borooh, Town Architect
Alan Brown, Director of Engineering
Catherine Conrad, Town Solicitor
Michael Fry, Planner II
Simon Hung, Sr. Capital Works Engineer
Biju Karumanchery, Senior Development Manager
Ting Ku, Sr. Transportation Engineer
Rino Mostacci, Director of Planning and Urban Design
David Pearce, Manager, Real Property
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 a.m. in the Canada Room with Regional Councillor Jim Jones in the Chair. Regional Councillor Gord Landon assumed the Chair for Transportation items, Nos. 2 and 3.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- September 20, 2011, Part A (10.0)**
[Minutes](#)

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Howard Shore

That the minutes of the Development Services Committee meeting, Part A, held September 20, 2011, be confirmed.

CARRIED

**2. MARKHAM TRANSPORTATION
STRATEGIC PLAN (MTSP)
TOWN-WIDE SURVEY RESULTS (5.10)**
[Presentation](#)

Alan Brown, Director of Engineering, advised of ongoing meetings with the Markham Transportation Strategic Plan (MTSP) Steering Committee, and introduced a transportation survey authorized by the Steering Committee as part of the public consultation component.

Jane Armstrong, Principal, Jane Armstrong Research Associates, gave a presentation regarding the Town-wide survey results. The survey methodology and general travel behaviours were described.

The survey addressed the following roads: Bayview (Steeles to Hwy 7); Leslie (Steeles to Hwy 7); Kennedy (Steeles to Major Mackenzie); McCowan (Steeles to Major MacKenzie); and, 16th Avenue (Hwy 404 to York/Durham Line).

The Committee had questions regarding the sample questions asked, format of the survey and the results obtained. Committee members commented that the survey results do not entirely align with the preferences that had been expressed by the residents to the Council members. Ms. Armstrong reviewed the methodology used and advised that this random survey is intended to be used as one source of information to assist the Steering Committee and Council in making decisions.

The Committee discussed issues that impact traffic, such as traffic lights, widened roads, HOV lanes, transit use, flex time, and other congestion relief measures. It was noted that traffic congestion is part of a larger picture that includes climate change, maintenance requirements, pedestrian safety, and lifestyle issues.

Staff advised of the next steps in the process. A draft public presentation will be presented to the Committee. Four open houses will be held between October and December, and the Steering Committee meetings will continue through the fall. A draft MTSP report will be presented to the Transportation Committee in early 2012. MAGIC (Markham's Action Group for Improved Communities) representing all the ratepayers associations, will be consulted in coordinating the open houses. It was requested that the Bayview Glen Residents Association and the Ward One South Thornhill Residents Inc. also be consulted, as well as the local Councillors, and that the meetings also be coordinated with the Regional Councillors' schedules.

The Committee discussed the realities of traffic and public transit, and the efforts of the Region and the Town with regard to traffic and transit initiatives. It was noted that possible road network improvements need to be considered as part of the overall strategy also including public transit, travel demand management, and other measures.

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Logan Kanapathi

That the presentation provided by Ms. Jane Armstrong, Principal, Jane Armstrong Research Associates regarding Markham Transportation Strategy Plan (MTSP) – Town-Wide Survey Results be received.

CARRIED

**3. VILLAGE PARKWAY IMPROVEMENTS
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
- HIGHWAY 7 TO LANDMARK COURT (5.7)
[Report](#) [Attachment A-C](#) [Presentation](#)**

This matter was deferred from the September 27, 2011 Development Services Committee meeting.

Alan Brown, Director of Engineering, gave a presentation regarding the proposed Village Parkway improvements. The preferred option was displayed and the cycling network and pedestrian/cycle bridge crossings were identified. Staff will be finalizing the standards with respect to the cycling network over the next month. It was requested this matter be deferred until this aspect is resolved.

The Committee discussed the road alignment, restriction of movement going north from Birchmount, intersection options and stop signs, consistent traffic calming to 16th Avenue, round-abouts, and public consultation.

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Alan Ho

That the staff presentation regarding Village Parkway Improvements, Municipal Class Environmental Assessment – Highway 7 to Landmark Court, be received;

And that this matter be referred to a future Development Services Committee meeting.

CARRIED

**4. SALE OF SURPLUS TOWN LANDS
FORMER ROAD ALLOWANCE BETWEEN
LOTS 10 AND 11, CONCESSION 9 (8.2)**

On September 20, 2011, Council requested representatives of Lindvest Properties Limited present concept plans for their lands in the vicinity of the Town owned lands at Highway 7 and 9th Line, to Development Services Committee.

Sandra Wiles and other representatives of Lindvest Properties Limited were in attendance to make a presentation. Two optional site plans and elevations, involving 286 and 214 units alternatively, were displayed. The applicant's preferred plan for 286 units includes a parcel of land currently owned by the Town of Markham. The subject parcel of land is approximately one acre in size and is adjacent to a corner parcel fronting onto Highway 7 and owned by the Region of York. There was discussion about obtaining the Regional property for parkland purposes.

The Committee questioned accessible and seniors accommodation and was advised that the development is not geared towards accessible units; however, the one level units will accommodate seniors' needs.

Discussions included landscaping blocks and parkettes, the streetscape view from Highway 7, the building orientation, and other site plan issues. There is a strong preference for the units to face Highway 7 rather than have flankage (end walls) on Highway 7. The site plan will be presented to the Committee for approval at a later stage.

Gord Walter, Sherwood Amber Glen Ratepayers Association, made a deputation requesting the Town-owned parcel of land be retained for park purposes. Mr. Walter displayed a plan illustrating green spaces within Cornell and discussed the possibility of future widening of Highway 7, which would greatly impact any proposed park on the Regional lands.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Colin Campbell

That the presentation by Sandra Wiles and representatives of Lindvest Properties Limited regarding concept plans for development at 9th Line and Highway 7, be received; and,

That the deputation by Gord Walter regarding the sale of surplus Town lands be received; and further,

That the proposed Sale of Surplus Town Lands, former road allowance between Lots 10 and 11, Concession 9, be considered at General Committee.

CARRIED

**5. MCDONALD'S RESTAURANTS OF CANADA LIMITED
7600 KENNEDY ROAD
APPLICATION FOR SITE PLAN APPROVAL
TO PERMIT RESTAURANT FAÇADE IMPROVEMENTS
AT MILLIKEN MILLS COMMUNITY CENTRE (SC 11 123112) (10.6)**
[Report](#) [Attachment](#)

This matter was deferred at the September 20, 2011 Development Services Committee with a request for additional details of the proposed exterior elevation changes.

Staff explained the highlights of the proposal and displayed the site plan and elevation details.

The Committee requested bird strike prevention measures be considered. Patricia Simiele of McDonald's responded to questions and advised that only minor elevation changes are being planned and that bird strikes are not typically a problem, but it will be given attention.

The Committee made suggestions regarding additional landscaping, and the use of an alternate exterior stone material to improve the facade. Ms. Simiele advised that the design and material is limited by having to tie into the adjacent Community Centre and it must also be consistent with the McDonalds brand. The Committee cautioned that the McDonalds features not become too prominent within the community centre complex.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the report dated October 4, 2011, titled "RECOMMENDATION REPORT, McDonald's Restaurants of Canada Limited, 7600 Kennedy Road, Application for Site Plan Approval to permit restaurant façade improvements at Milliken Mills Community Centre, File No. SC 11 123112" be received; and,

- 2) That the application for site plan approval (SC 11 123112) be endorsed; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate. Site plan approval is issued only when the Director or his designate has signed the plan; and,
- 4) That this site plan endorsement shall lapse after a period of three (3) years from the date of endorsement; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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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