



DEVELOPMENT SERVICES COMMITTEE MINUTES

September 27, 2011, 9:00 a.m. to 12:30 p.m.

Council Chamber

Meeting No. 22

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 Colin Campbell
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
Ron Blake, Manager, West District
Alan Brown, Director of Engineering
Catherine Conrad, Town Solicitor
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Senior Development Manager
Stephen Kitagawa, Senior Planner
Dave Miller, Manager, Development East
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Planner II
Kevin Ross, Manager, Development Finance
Gary Sellars, Senior Planner
Bill Wiles, Manager of By-law Enforcement and
Licensing
Peter Wokral, Planner II, Heritage
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 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. 11, 12, and 13.

DISCLOSURE OF PECUNIARY INTEREST – None disclosed

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Paul Ingham, Director Operations, Operations, 30 years
Wayne Andrunyk, Captain, Fire & Emergency Services, 30 years
Gerald Dube, Captain, Fire & Emergency Services, 30 years
Dennis Eadie, Captain, Fire & Emergency Services, 30 years
David Lovett, Captain, Fire & Emergency Services, 30 years
Dain Phillips, Captain, Fire & Emergency Services, 30 years
Christopher Rouble, Platoon Chief, Fire & Emergency Services, 30 years
Glen Stephenson, Captain, Fire & Emergency Services, 30 years
Mike Bekking, Chief Training Officer, Fire & Emergency Services, 25 years
Jason Churchill, Firefighter, Fire & Emergency Services, 25 years
Scott Daniel, Platoon Chief, Fire & Emergency Services, 25 years
Blaine Dobson, Captain, Fire & Emergency Services, 25 years
Ken Fisher, Firefighter, Fire & Emergency Services, 25 years
David Gilson, Captain, Fire & Emergency Services, 25 years
Michael Hallyburton, Captain, Fire & Emergency Services, 25 years
Jim Houston, Firefighter, Fire & Emergency Services, 25 years
Blair Morgan, Firefighter, Fire & Emergency Services, 25 years
Greg Morrison, Captain, Fire & Emergency Services, 25 years
Frank Naccarato, Captain, Fire & Emergency Services, 25 years
Michel Perreault, District Chief, Fire & Emergency Services, 25 years
Robert Pople, Captain, Fire & Emergency Services, 25 years
Steven Tambosso, Captain, Fire & Emergency Services, 25 years
Morgan Jones, Supervisor, Operations, Operations, 20 years
Nora Yeung, Administrative Assistant, Waterworks, Operations, 20 years
Bernie McDermott, Community Facility Coordinator, Recreation Services, 10 years
Sid Samillano, Facility Operator II, Centennial Community Centre,
Recreation Services, 10 years
Donna West, Human Resources Administrator, Human Resources, 10 years
Andrew Downing, Provincial Offences Officer II, Clerks, 5 years
Nick Richards, Firefighter, Fire & Emergency Services, 5 years
David Pearce, Manager, Real Property, Legal Services, 5 years
Rick Cefaratti, Planner II, Planning & Urban Design, 3 years
Salma Geyer, Real Property Law Clerk, Legal Services, 3 years
Brenda Librecz, Commissioner, Community & Fire Services, Community & Fire Services
Commissioner's Office, 3 years
Cathy Molloy, Manager, Markham Museum, Culture 3 years

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- September 13, 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 September 13, 2011, be confirmed.

CARRIED

**3. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES
- September 13, 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 September 13, 2011, be confirmed.

CARRIED

**4. HERITAGE MARKHAM COMMITTEE MINUTES
- September 14, 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 September 14, 2011, be received for information purposes.

CARRIED

**5. 2011 THIRD QUARTER UPDATE
OF THE STREET NAME RESERVE LIST (10.14)**

[Report](#) [Appendix A](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

That Development Services Committee receive the updated street name reserve list for the third quarter of 2011, attached as Appendix 'A' to the September 27th, 2011 staff report.

CARRIED

**6. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF MAY 7, 2011 TO AUGUST 31, 2011 (10.0)**
[Report](#)

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alex Chiu

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of “May 7, 2011 to August 31, 2011” and direct staff to process the applications in accordance with the approval route outlined in the report; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. 56 MAIN STREET UNIONVILLE
DEVELOPMENT CHARGES (7.11, 10.0)**
[Correspondence](#) [Memo](#) [Presentation](#)

This matter was referred from the September 13, 2011 Development Services Committee meeting.

Kevin Ross, Manager, Development Finance, gave a presentation with background information and policies relating to Development Charges.

Rocco Sciotti, owner, spoke to the Committee and requested an exception for the payment of the Town portion of Development Charges for 56 Main Street Unionville.

The Committee questioned the circumstances of the rezoning and ownership at the time and Mr. Sciotti’s demolition of the dwelling. Discussions included the measures taken to advise applicants of the timelines and limitations involved in Development Charges, the limited options available to Council, and the precedent that would be set if an exemption was made.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Gord Landon

- 1) **That the staff memorandum dated September 7, 2011, and the staff presentation of September 27, 2011, regarding Development Charges for 56 Main Street Unionville, be received; and**
- 2) **That the correspondence dated July 21, 2011 and the deputation by Mr. Rocco Sciotti, owner, regarding Development Charges at 56 Main Street Unionville, be received.**

CARRIED

**8. FUNG LOY KOK INSTITUTE OF TAOISM
378 STEELES AVENUE EAST
WEST OF LAURELEAF ROAD
APPLICATIONS FOR A ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT A PLACE OF WORSHIP
(ZA 08 125376 AND SC 07 125397) (10.5, 10.6)
[Report](#) [Figures](#) [App A](#) [App B](#) [App C](#) [App D](#)**

This matter was referred from the September 13, 2011 Development Services Committee meeting. The Commissioner of Development Services gave a brief introduction to this matter.

Mayor Frank Scarpitti provided an update on discussions with the applicant regarding the Committee's request to consider relocating the facility to another site in Thornhill. The applicant had indicated relocation would be considered if the Town could facilitate a suitable alternate location that could be properly zoned; however, there are currently no appropriate Town-owned properties available. Privately owned sites that might be considered would need to go through a rezoning process.

Brigitte Shim, Architect for the applicant, spoke of her firm's award-winning designs for sacred spaces and stated that no mention of commercial fitness classes had been involved in the design discussions. Ms. Shim considered this proposal to be exemplary in terms of sustainability features, and to be small scale compared to other Place of Worship proposals. Ms. Shim spoke of the many meetings with the community and staff over the past three years, and the many changes made to make the proposal a good fit for the neighbourhood and to mitigate impacts on the community.

Chris Farano, applicant, commended the Committee on its support of Places of Worship in Markham and their encouragement of community participation. Mr. Farano stated that his organization has been active in Markham for 25 years. With respect to the possibility of relocating the facility to another site, Mr. Farano advised that after dedicating four years to this site, they prefer to have this proposal complete the process and reach a conclusion. He expressed appreciation to staff and Council for their assistance with the issues involved.

Louis Koutsaris deferred his deputation to Toinette Bezant.

Toinette Bezant, representing the Bayview Glen Residents Association discussed concerns with zoning issues and compatibility with the neighbourhood. Ms. Bezant suggested the built form does not conform to Official Plan policies with respect to ground-orientation and other characteristics; that the proposal is not appropriate for a small residential lot; and that it does not meet the higher design standards of surrounding developments. Ms. Bezant requested that the application be denied.

Marion Matthias spoke in opposition to the proposal with respect to the built form, compatibility to residential buildings, and parking issues.

Adam Brown of Sherman Brown, solicitor representing the applicant, made several points in support with respect to the location being on an arterial road; locations of other similar facilities

in residential areas; and the applicant's team has addressed every zoning issue and concern and exceeded normal studies. Mr. Brown noted that discussions of religious practices are not normally the focus of planning applications, and he questioned the objections to the building design created by an award-winning team of architects. He concluded that he considers the proposal to be extremely modest compared to other Places of Worship, and the applicant has proceeded in a positive manner.

The Committee commented on an article in the Toronto Star newspaper, and discussed concerns regarding parking issues, built form, and compatibility. The Ward Councillor supported the residents in their opposition to this proposal, and expressed appreciation to the Mayor and Council members, the applicant, the residents, and staff for their cooperation in this process. Correspondence dated September 27, 2011, from the Ward One (South) Thornhill Residents Inc. stating concerns, was acknowledged.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Howard Shore

- 1) That the Staff report entitled "Recommendation Report, Fung Loy Kok Institute of Taoism, 378 Steeles Avenue East, West of Laureleaf Road, Applications for a Zoning By-law Amendment and Site Plan Approval to permit a place of worship", be received; and,
- 2) **That correspondence from Robert Armstrong, President, Ward One (South) Thornhill Residents Inc., with concerns regarding the Fung Loy Kok Institute of Taoism be received; and**
- 3) **That the deputations by Brigitte Shim, Chris Farano, Toinette Bezant, Marion Matthias, and Adam Brown regarding the Fung Loy Kok Institute of Taoism be received;**
- 4) That the application submitted by Fung Loy Kok Institute of Taoism, 378 Steeles Avenue East, to amend Zoning By-law 1767, as amended, **be denied.**

CARRIED

9. **THE ISLAMIC SOCIETY OF MARKHAM
SITE PLAN APPLICATION TO FACILITATE
A PLACE OF WORSHIP AT 6232 16TH AVENUE
(NORTH-WEST CORNER OF 16TH AVENUE
AND WILLIAMSON ROAD)
(SC 10 124170) (10.6)**
[Report](#) [Figures 1-6](#) [Appendix A](#) [Appendix B](#)

The Commissioner of Development Services gave a brief introduction to the application by the Islamic Society of Markham for site plan approval for a Place of Worship at 6232 16th Avenue.

Masjia Darul Iman of Array International Architects Inc. representing the applicant, made a presentation. Mr. Iman displayed proposed site plan details and renderings and described energy conservation and sustainability features as well as mitigation measures to buffer the impacts to the adjacent neighbourhood, including the construction of a living wall along the northerly property boundary and new tree plantings.

The Committee had questions regarding storm water management, solar power production, interior and exterior construction phasing, pourous paving, tree preservation, and the height and composition of the living wall. The potential for overflow parking onto Maple Ridge Crescent was noted, and staff advised that the site meets the Town's parking requirements. Phase II includes a parking structure if necessary and mutual parking arrangements are also being arranged with an adjacent school. Staff will investigate no-parking options for side streets and can report back to the Committee by memo if required. If a problem develops, additional measures can be taken through parking restrictions and enforcement. The applicant confirmed that measures will be taken with the congregants to ensure that overflow parking onto area streets does not occur.

Concern was expressed for the condition of the water in Swan Lake, and staff were asked to look into this concern.

In response to questions, a representative of MSRA Architects displayed landscape drawings and explained which trees are being retained.

The Committee questioned if the gym will be available for the public to use, and requested the applicant provide clarification on this issue. Discussions included daily religious practices and High Holiday activities. The Ward Councillor advised that a community meeting indicated concerns for traffic, parking and lighting, but the residents were generally supportive. A request for traffic lights at Williamson has been initiated with the Region of York, but is not warranted at this time.

Helen Hanna spoke of concerns regarding parking, suggesting the shared parking arrangements with the adjacent school may not be sufficient during school hours. Staff responded that the on-site parking complies with Town standards and that further on-street parking prohibitions can be added if necessary.

It was noted that the group associated with this Mosque has been using the Markham Museum for a while, and have proven to be respectful. The Committee expressed support for the building design and LEEDS initiatives.

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

- 1) That the report titled "RECOMMENDATION REPORT, The Islamic Society of Markham, Site plan application to facilitate a place of worship at 6232 16th Avenue (north-west corner of 16th Avenue and Williamson Road), File No: SC 10 124170", be received; and,

- 2) That the proposed place of worship and site plan application (SC 10 124170) be endorsed in principle, subject to the conditions attached as Appendix ‘A’; and,
- 3) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan approval is issued only when the Director has signed the Site Plan; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. UPDATE ON RENAMING THE TOWN OWNED
SECTION OF HIGHWAY 48 TO MARKHAM ROAD (10.14)**
[Report](#) [Figure 1](#)

The Commissioner of Development Services provided an update on the proposal to rename a section of Highway 48. Staff are recommending a statutory Public Meeting be called, as the next step in the process.

The Ward 5 Councillor noted that businesses within the area have some concerns with respect to consistency of location identification. The Committee discussed name options for various sections of the road including “Main Street” and agreed that consistency is desirable. It was suggested that the name change be extended north to the point of the future Donald Cousens Parkway connection.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That the report entitled “Update on renaming the Town owned Section of Highway 48 to Markham Road”, dated September 27, 2011, be received; and,
- 2) That the proposed renaming of the Town owned section of Highway 48 between 16th Avenue and Major Mackenzie Drive from Highway 48 to Markham Road be scheduled for consideration at a **Public Meeting**; and,
- 3) That notification of Council’s consideration of the proposed renaming be provided in a manner deemed appropriate by the Town Clerk; and,
- 4) That a draft by-law dealing with the name change be prepared for consideration by Council; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

CARRIED

**11. BUR OAK AVENUE (CORNELL)
COMMERCIAL PARKING (5.12.4)**
[Report](#) [Attachment A](#) [Attachment B](#)

Alan Brown, Director of Engineering, explained that the businesses along Bur Oak have expressed concern regarding commercial parking. In consultation with the business owners and the Ward Councillor, staff are proposing amendments to the parking regulations. Staff will continue to monitor the situation.

Bill Wiles, Manager of By-law Enforcement, commented on enforcement issues.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alan Ho

- 1) That the staff report entitled “Bur Oak Avenue (Cornell) Commercial Parking”, be received; and,
- 2) That Schedule “C” of Traffic By-law 2005-188, pertaining to “Prohibited Parking” be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment; and,
- 3) That Schedule “D” of Traffic By-law 2005-188, pertaining to “Parking for a Restricted Period” be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment; and,
- 4) That Schedule “H” of Traffic By-law 2005-188, pertaining to “Parking Permit Program Areas” be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment; and,
- 5) That the Operations Department be directed to install the appropriate signs at the subject locations, funded through the Operations Department account # 083-5399-8402-005; and,
- 6) That the Operations Department be directed to maintain the signs at the subject locations;
- 7) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs; and,
- 8) That Operations staff monitor the parking on Bur Oak in association with the business owners’ group, the Cornell Ratepayers’ Association and the Ward Councillor and that it adjust the parking bylaw program as required; and further,
- 9) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. VICTORIA SQUARE AND CACHET ESTATE
COMMUNITY LOCAL SERVICE IMPROVEMENTS (5.6)**

[Report Attachment A-D](#)

Alan Brown, Director of Engineering, explained the Local Service Improvement proposals for Victoria Square and Cachet Estates, and advised that the proposals had not been supported by the communities. Staff are recommending that the three main projects not proceed, and that agreements be authorized for any interested individual residents and groups.

It was suggested that the cost involved may have been a factor in the lack of support, in spite of the initial interest of the communities.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) That the report entitled “Victoria Square and Cachet Estate Local Service Improvements” be received; and,
- 2) That the proposed Local Service Improvement Projects for Victoria Square North, Victoria Square South and Cachet Estate not proceed at this time; and,
- 3) That staff be authorized to cancel Request for Tender 196-T-10, Victoria Square North Community Local Service Improvement, which closed on September 15, 2010; and,
- 4) That the final cost for the study and design in the amount of \$ 15,752.20 along with the Engineering fees for time spent to date on the Victoria Square and Cachet Estate local service improvement projects be charged to the corresponding accounts as outlined in this report; and,
- 5) That the Mayor and Clerk be authorized to enter into agreement(s) with individual residents and group of residents who have requested installation of sanitary sewer and/or watermain for their properties subject to conditions outlined in this report; and further,
- 6) That the staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. VILLAGE PARKWAY IMPROVEMENTS
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
- HIGHWAY 7 TO LANDMARK COURT (5.7)**

[Report Attachment A-C](#)

Alan Brown, Director of Engineering, gave a brief introduced to this matter and discussed bike lane issues. The Committee requested that bike lanes be clearly identified in the maps.

David Gibbons spoke to road and bike lane configurations with respect to traffic calming on Village Parkway and Carlton Road. Mr. Gibbons supported the proposed configuration and requested that it be extended along Village Parkway to 16th Avenue.

The Committee agreed to defer this matter to a future Development Services Committee, so that enhanced maps can be provided.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Logan Kanapathi

- 1) That the deputation by David Gibbons, regarding the configuration of Village Parkway be received; and
- 2) That the report entitled “Village Parkway Improvements Municipal Class Environmental Assessment (EA)”, be received; and further,
- 3) **That the matter be referred to a future Development Services Committee meeting for further discussion with detailed drawings.**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:30 PM.

Alternate formats for this document are available upon request.
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