



DEVELOPMENT SERVICES COMMITTEE MINUTES

JUNE 28, 2011, 9:00 a.m. to 12:30 p.m.

Canada Room

Meeting No. 19

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 AND PART B PRESENTATIONS, MAJOR STUDIES, AND ISSUES AGENDA REPORT AGENDA

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

John Livey, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Andy Taylor, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire
Services
Sabrina Bordone, Senior Planner
Ronji Borooah, Town Architect
Rick Cefarrati, Planner II
Catherine Conrad, Town Solicitor
Scott Heaslip, Senior Planner
Catherine Jay, Manager, Urban Design
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Brian Lee, Senior Manager, Development Engineering &
Transportation
Dave Miller, Manager, East District
Rino Mostacci, Director of Planning and Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon

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.

A Moment of Silence was observed for fallen York Region Police Constable Garrett Styles.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. MOUNT JOY GO STATION
- WEST SURFACE PARKING LOT
EXPANSION AT 9577 MARKHAM ROAD (10.0)**
[Presentation](#)

Mr. Dave Kesler, Project Manager, R.J. Burnside & Associates Limited gave a presentation regarding Mount Joy GO Station - West Surface Parking Lot Expansion at 9577 Markham Road. Stephanie Davis, Alan Dick, Hubert Kloda and Nick Spensieri of GO/Metrolinx, were also in attendance.

Mr. Kelser provided a brief background of the Mount Joy GO Station, and outlined a business case for the new parking lot. The current modal split at the station (68.8% by car) points to a demand for more parking on station grounds. Two parking lots with a total of 809 parking spaces are currently available and are operating at 103% capacity. An additional 509 spaces will be added in the new parking lot by the fall of 2011, for a total of 1318 spaces. Current ridership is 1381 passengers during the AM peak period, with a 2013 forecast of 1619. Based on current forecasts the parking lots will be operating at approximately 85% capacity by 2013.

Mr. Kesler gave an overview of the site at 9577 Markham Road with respect to project scope, soil testing, traffic impacts, and the current status. Enhanced landscaping and green initiatives will be included during the design and construction processes. The project is on track to be completed for the fall of 2011.

The Committee questioned if riders from Mount Joy will use the Unionville GO Station, creating more traffic in the local neighbourhood, and how this could be resolved. Nick Spensieri responded that Town prohibition and enforcement measures are the most effective methods to deal with infiltration.

Discussions included sustainable development, oil and grit separators, enhanced infiltration system, accessibility features, and dark sky friendly lighting. The Committee questioned the timing for the implementation of electrification of the trains, full service turn-around runs, and paid parking. It was noted that long-term planning for parking requirements, such as a parking structure, would be preferable. It was suggested that consideration be given to joint developments to utilize road frontage for residential use with stacked parking at the rear. Mr. Spensieri supported the suggestion that GO/Metrolinx work with the Town to find alternatives to acres of parking for Markham stations. Staff advised that the Town is undertaking discussions with GO/Metrolinx on a joint development study for the Markham Centre Mobility Hub.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Don Hamilton

That the presentation provided by Mr. Dave Kesler, Project Manager, R.J. Burnside & Associates Limited regarding Mount Joy GO Station - West Surface Parking Lot Expansion at 9577 Markham Road, be received.

CARRIED

**2. MARKHAM CENTRE STREETSCAPE STANDARDS
STREET HIERARCHY (10.0)**

[Presentation](#)

This item was deferred to a meeting in the fall of 2011.

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 13, 2011, Part A and B (10.0)**

[June 13](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting, Part A and B, held June 13, 2011, be confirmed.

CARRIED

**4. MILLIKEN MILLS SUB-COMMITTEE MINUTES
- June 8, 2011 (10.0)**

[Minutes](#)

The Committee was provided with an update on the relocation of the Cell Tower at Brimley Road and 14th Avenue. A meeting had been held with the owner of a nearby plaza, and the owner is receptive to relocating the tower onto that property. Details and conditions are being worked out.

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

- 1) That the minutes of the Milliken Mills Sub-Committee meeting held June 8, 2011, be received for information purposes; and
- 2) **That the relocation of the Roger's Cell Tower from Brimley Road and 14th Avenue, to an alternate property be approved in principle; and further,**
- 3) **That authority for the necessary approvals regarding relocation of the Cell Tower, be delegated to the Commissioner of Development Services.**

CARRIED

**5. MINUTES - PARKING ADVISORY COMMITTEE
- June 1, 2011 (16.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the Minutes of the Parking Advisory Committee meeting held June 1, 2011, be received for information purposes.

CARRIED

**6. REQUEST FOR DEMOLITION - DWELLING
10 ROUGE STREET, MARKHAM VILLAGE
DEMOLITION PERMIT #11 113572 (10.13)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That Council endorse the demolition of the dwelling at 10 Rouge Street located within the Markham Village Heritage Conservation District subject to the following condition:
 - The applicant obtain site plan approval for a replacement dwelling that generally complies with the Markham Village Heritage Conservation District Plan, and is of a scale and massing compatible to the neighbourhood, prior to the issuance of the demolition permit; and,
- 2) That this matter go to the Council meeting on June 28, 2011; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. DAVID A. ROBERTSON ENTERPRISES LTD.
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A COMMERCIAL BUILDING CONTAINING
A BANK AND RETAIL STORE AT 4630 HIGHWAY 7
(ZA 11 116051 & SC 11 117830) (10.5, 10.6)**
[Report](#) [Attachments](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled “PRELIMINARY REPORT, David A. Robertson Enterprises Ltd., Rezoning and site plan applications to permit a commercial building containing a bank and retail store at 4630 Highway 7, File Nos: ZA 11 116051 & SC 11 117830” dated June 28, 2011 be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by David A. Robertson Enterprises Ltd. for rezoning and site plan approval to permit a commercial building containing a bank and retail store; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. TRIBUTE (UNIONVILLE) LIMITED
ZONING BY-LAW AMENDMENT APPLICATION
TO PERMIT A MIXED-USE COMMERCIAL-RESIDENTIAL
DEVELOPMENT AT 20 FRED VARLEY DRIVE
(ZA 11 113101) (10.5)**
[Report](#) [Attachments](#)

Staff noted that this report is to call a statutory Public Meeting and is not a recommendation report.

J. Paul Morrison spoke in opposition to the proposal stating concerns for the impact on his view, the water table, traffic, parking, privacy, shadowing, and attractiveness of the neighbourhood. Mr. Morrison considered the building design to be too large and modern for a heritage area.

Janice Garel agreed with the statements by Mr. Morrison and stated concerns for traffic near the school, the water table, and the general impact on the area.

Jeff Morris, President of the Unionville Ratepayers Association, advised that meetings had been held with the residents, the Ward Councillor, and the applicant. Following the applicant's presentation, a survey of the residents indicated 90% feel this is a very important issue. The issues of concern, in descending order of importance are: traffic, design, height, and large scale. Only 30% are opposed to redevelopment, but they do have concerns with the specifics of this project.

The Committee recommended the applicant work with the feedback from the community and consider making revisions to better suit the residential community, prior to the Public Meeting.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) **That the deputations regarding the proposed Zoning By-law amendment for 20 Fred Varley Drive by Tribute (Unionville) Limited, be received; and**
- 2) That the report entitled "PRELIMINARY REPORT, Tribute (Unionville) Limited, Zoning By-law amendment application to permit a mixed-use commercial-residential development at 20 Fred Varley Drive, File Number ZA 11 113101," dated June 21, 2011 be received; and,
- 3) That a Public Meeting be held to consider the application submitted by Tribute (Unionville) Limited for a Zoning By-law amendment to permit a mixed-use development at 20 Fred Varley Drive; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. INFORMATION REPORT
UPDATE ON SOUTH UNIONVILLE PARKLAND ISSUES
BY RAISED AREA RESIDENTS AT RECENT
PUBLIC MEETING FOR A PLAN OF SUBDIVISION (10.0)
[Report](#)**

Staff provided background information. No conclusions have been made at this point, and a further report will be provided in the fall.

The Ward Councillor reported on discussions with the community and identified the need for enhancements to existing parks.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) That the report dated June 28, 2011 titled “Update on South Unionville Parkland issue raised by area residents at recent Public Meeting for a plan of subdivision” be received; and,
- 2) That staff report back following discussions with the relevant parties including the Trustee for the Landowner’s Group; and,
- 3) **That discussions include enhancements to existing parks; and further,**
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. REQUEST TO RELOCATE
TWO HERITAGE DWELLINGS WITHIN
ANGUS GLEN WEST VILLAGE
198 ANGUS GLEN BLVD AND
4073 MAJOR MACKENZIE DRIVE (16.11)
[Report](#) [Attachment](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the staff report entitled “Request to relocate two Heritage dwellings within Angus Glen West Village, 198 Angus Glen Blvd and 4073 Major Mackenzie Drive”, dated June 28, 2011, be received; and,
- 2) That due to the exceptional circumstances resulting from the grading of Angus Glen Boulevard, Council has no objection to the relocation of the Eleanor Lynn Casely House located on Lot 67, 65M-4085 to Lot 5, 65M-4241 located at the southwest corner of Angus Glen Boulevard and Major Mackenzie Drive; and,
- 3) That the Eleanor Lynn Casely House located on Lot 67, 65M-4085 shall not be relocated to Lot 5, 65M-4241 until a site plan agreement has been registered for Lot 5 and securities have been posted in the amount of \$100,000; and,
- 4) The Letter of Credit in the amount of \$25,000 secured through the subdivision agreement (65M-4085) will not be released until a site plan agreement has been registered for Lot 5, 65M-4241 and the heritage house has been successfully relocated; and,

- 5) That Council has no objection to the relocation of the Stiver Tenant Cottage straddling Lots 7 and 8, 19TM-03004 (Phase 2) to the same lot as the designated Francis Stiver Farmhouse (Lot 1, 19TM-03004, Phase 2); and,
- 6) That both buildings (Eleanor Lynn Casely House and the Stiver Tenant Cottage) be designated under the Ontario Heritage Act on their new sites and that heritage easement agreements be secured; and,
- 7) That as a condition of draft plan approval, the Owner be required to obtain site plan approval and register a site plan agreement for the two heritage houses (Stiver Tenant Cottage and Francis Stiver Farmhouse) proposed on Lot 1, 19TM-03004, Phase 2 and post sufficient securities; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. CORNERSTONE CHRISTIAN COMMUNITY CHURCH INC.
SITE PLAN APPLICATION AND ZONING AMENDMENT
TO PERMIT PLACE OF WORSHIP/COMMUNITY CENTRE
AT 9642 9TH LINE
(SC 09 129156 & ZA 09 129155) (10.6, 10.5)
[Report](#) [Attachment](#)**

Additional figures and Appendix 'C' were provided in the addendum agenda.

Staff advised that there is a possible land swap being negotiated with the Region of York. If achieved, a Public Meeting will be required for the additional land to be added for this use.

The Committee discussed landscaping, parking, the Heritage House being retained on the property, and the applicant's appeal of the Regional Official Plan. If this matter goes to a Public Meeting, the Committee requested site plans to illustrate the parking areas, landscaping, and the land swap details. It was requested that consideration be given to making the church available to the public for meetings and other public uses.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) That the staff report entitled 'RECOMMENDATION REPORT', Cornerstone Christian Community Church Inc., Site Plan Application and Zoning Amendment to permit a place of worship/community centre at 9642 9th Line, be received; and,

- 2) That a Public Meeting be held to consider a revision to the Zoning By-law Amendment application (ZA 09-129155) submitted by Cornerstone Christian Community Church Inc., to add adjacent lands currently owned by the Region of York, for parking purposes for the church site, in the event that the Region agrees to the conveyance of these lands to the church; and,
- 3)
 - i) That, in the event the church does acquire adjacent lands from the Region of York the request to rezone the subject lands from A1- Agricultural One under By-law 304-87 to an appropriate Institutional Zone in By-law 177-96 as amended, be endorsed in principle and that an amending By-law for the lands currently owned by the church be finalized and enacted following a supplementary Public Meeting for the purpose of including adjacent lands owned by the Region of York; or alternatively,
 - ii) That, in the event the church does not acquire the adjacent lands owned by the Region of York, that the proposed amendment to the Town's Zoning By-law 177-96, as amended, be enacted without further notice; and,
- 4) That the Site Plan Application (File No. SC 09-129156) submitted by Cornerstone Christian Community Church Inc. for the lands at 9642 9th Line, be endorsed in principle, subject to the conditions attached as Appendix 'C'; and,
- 5) 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 or designate has signed the plan; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. APPLICATION FOR SITE PLAN CONTROL APPROVAL
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
PHASE 2 RETAIL PROGRAMME
NORTH EAST QUADRANT OF ENTERPRISE BOULEVARD
AND BIRCHMOUNT ROAD, MARKHAM CENTRE
(SC 11 117165) (10.6)
[Report](#) [Attachments](#)**

Staff advised that the Markham Centre Advisory Committee was very impressed with the project

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

- 1) That the Recommendation Report titled "Application for Site Plan Control Approval Ruland Properties Inc.(The Remington Group) – Phase 2 Retail Programme" be received; and,

- 2) That the application for Site Plan Control Approval by Ruland Properties Inc. for the proposed phase 2 retail buildings be endorsed in principle, subject to the conditions attached as Appendix A; and,
- 3) That Site Plan Control Approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a Site Plan Agreement. Site Plan Control Approval is issued only when the Director or designate has signed the site plan; and,
- 4) That Council grant servicing allocation for the 224 residential units within this project, subject to the Owner providing a release from the Trustee for the Markham Centre Landowners Group confirming and assigning available servicing allocation, and confirming that the applicant has met their financial obligations to the Group with respect to these lands; and,
- 5) That Council authorize the enactment of a by-law to remove the Hold (H) provisions on the subject lands upon execution of the Site Plan Agreement to the satisfaction of the Commissioner of Development Services and the Town Solicitor; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. ST. MAURICE AND ST. VERENA
COPTIC ORTHODOX CHURCH
1050 RODICK ROAD, AT HIGHWAY 7
APPLICATION FOR SITE PLAN APPROVAL
FOR A PLACE OF WORSHIP
(SC 11 118788) (10.6)
[Report](#) [Attachment](#)**

Staff provided an update on issues identified by the Committee at the Public Meeting relating to the existing warehouse to the north, the shared driveway, access, and phasing. Ben Quan of QX4 Investments Limited, representing the applicant, advised of overflow parking arrangements with the property to the north.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alex Chiu

- 1) That the staff report entitled “St. Maurice and St. Verena Coptic Orthodox Church, 1050 Rodick Road, Application for site plan approval for a Place of Worship, File No. SC 11 118788,” be received; and,

- 2) That the application be endorsed, in principle, subject to the conditions outlined in the staff report; and,
- 3) That site plan approval be delegated to the Commissioner of Development Services, or his designate, to be issued following execution of a site plan agreement (Site Plan Approval is issued only when the Commissioner has signed the site plan “approved”); and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. UP-DATE ON COMMUNITY CONSULTATION
HUGHSON DRIVE STUDY AREA [HUGHSON DRIVE
LUNAR CRESCENT, ANKARA COURT, POLARIS DRIVE
AND ATHENS DRIVE (WEST END)]
(SD 10 110091) (10.0)
[Report](#) [Attachment](#)**

Staff provided a brief introduction to this item. Correspondence was provided from:

- 1) Gordon and Hilary Thursfield, 17 Montgomery Court
- 2) Anne Chang, 12 Lunar Crescent
- 3) Gurbux and Paramjit K. Singh, 31 Hughson Drive
- 4) Anna Wan, 10 Ankara Court
- 5) Patrick & Catherine Ryan, 25 Hughson Drive
- 6) Iman, Sam, Merna and Leena Jouri, 43 Hughson Drive
- 7) John and Valerie Ingram, 29 Hughson Drive
- 8) John Olaes, 28 Hughson Drive

Jeremy Tio spoke on behalf of himself and 33 other residents, in opposition to the proposal to restrict severances. Although a meeting had been held with the Ward Councillor, it had been indicated to the residents that there would be more opportunities for discussion.

John Olaes spoke in opposition to the proposal, advising that while he currently enjoys his large property, he would like to have the option to sever in the future.

Sam Jouri spoke in support of the proposal to maintain the unique large lots, stating that it provides a good place to live and makes a good investment.

Staff advised that several community meetings have been held and two options are being presented: consider the recommendation of the Planning Consultant, to preserve and protect as a unique, large lot area and not support severances; and, to refer this matter to the Unionville Subcommittee to continue discussions with a Working Group of area residents.

The Ward Councillor reported on comments from the community and advised that most residents want the option to sever their lots in the future, and that the Town has to be prepared for the changing times. The Committee referred the item to a Unionville Sub-Committee Working Group consisting of the Unionville Sub-Committee, staff, and area property owners.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

- 1) **That the correspondence and deputations regarding Hughson Drive Study Area, be received; and**
- 2) That the Staff report dated June 28, 2011 entitled “INFORMATION REPORT, Update on Community Consultation, Hughson Drive Study Area [Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and Athens Drive (west end) (SD 10 110091)],” be received; and,
- 3) That the record of the Community Meeting held by the local Councillor on May 30, 2011, to obtain further input from area residents, be received; and,
- 4) That the Draft Zoning By-law amendments, attached as Appendix ‘B’, to implement the recommendations of the Land Use Planning Report prepared by Meridian Planning Consultants, be received; and,
- 5) **That a Unionville Sub-committee Working Group be established, consisting of the Unionville Sub-Committee, staff, and area property owners, to consider appropriate zoning standards for the area; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

15. **CESARONI HOLDINGS LTD.
10761 WOODBINE AVENUE
LOTS 2, 3 AND 4, REGISTERED PLAN 501
NORTH OF ELGIN MILLS ROAD IN VICTORIA SQUARE
APPLICATION FOR A DEEMING BY-LAW
(DY 11 119623) (10.0)**
[Report](#) [Attachment](#)

The Committee expressed appreciation to the applicant for cooperating with the Town on this proposal.

Moved by: Councillor Valerie Burke

Seconded by: Mayor Frank Scarpitti

- 1) That Council enact the By-law attached as Appendix “A” to deem Lots 2, 3 and 4, Registered Plan 501, not to be part of a registered plan of subdivision; and,
- 2) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. UPDATE REPORT
GEMCROSS DEVELOPMENTS
(CONSTRADA AGGREGATE RECYCLING FACILITY)
350 RODICK ROAD
(ZA 08 119862) (10.0)
[Report](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#)**

Note: On June 14, 2011, Council requested staff provide an update report regarding the temporary zoning by-law amendment application to permit the existing aggregate recycling facility for an additional three years, including legal advice on the same to the meeting this date.

Jim Baird, Commissioner of Development Services, reviewed the background of this property and the temporary use issues. Staff have not been satisfied with environmental reports and strategies requested from the applicant and are recommending denial of the temporary zoning application. If the denial is endorsed, the timing and terms of the phase-out requires the Town’s consideration.

Ernest Bardolz, an area resident, stated he was encouraged by the comments of the Committee with respect to denying the zoning extension. Mr. Bardolz referred to discussions from the original approval, relating to the prior use of the land as a dump, and that cleaning up hazardous materials on the site would be the responsibility of Constrada. He questioned the plans to clean up the site, particularly any leakage in proximity to residential areas.

Staff advised that sites in the area have been cleaned up to the degree required for the use of the land, and that the Ministry of Environment standards have been applied.

The Committee noted that it may take up to two years to remove all the materials from the site, and proposed that an exit date of December 31, 2011 would be appropriate. Staff were directed to report back in the fall on the status of the phase-out, and to also give consideration to the best approach for development of the land.

The Committee referred further discussions to an in-camera session.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Joe Li

- 1) That the staff report dated June 28, 2011 entitled “Update Report, Gemcross Developments, (Constrada Aggregate Recycling Facility), 350 Rodick Road,” be received; and,
- 2) That the temporary zoning amendment application by Gemcross Developments (Constrada Aggregate Recycling Facility) to permit the existing aggregate recycling facility at 350 Rodick Road for an additional three years, be denied for the reasons outlined in the staff reports dated June 2, 2009 and June 28, 2011; and,
- 3) **That staff be directed to negotiate terms with the applicant regarding an exit date no later than December 31, 2012, and report back to Development Services Committee in the Fall; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. LIBERTY DEVELOPMENT CORPORATION
(WORLD ON YONGE) 7161 & 7171 YONGE STREET
REGARDING NO-PRESALE AGREEMENT AND CONDITIONS
OF RELEASE OF PHASE 2 RESIDENTIAL UNITS (10.0)**

[Memo](#)

Note: On June 21, 2011, Development Services Committee referred the above subject matter to the meeting this date.

Correspondence was provided on the addendum agenda from Mr. Ricardo Mashregi, Co-Chair, Grandview Area Residents Association, dated June 23, 2011.

Jim Baird, Commissioner of Development Services provided an update on the TDM measures, advising that the outside occupancy date for the Phase 2 development is proposed to be October, 2016.

Marion Matthias spoke in opposition, stating concerns for the precedent that may be set for additional requests for exceptions, and that traffic congestion will not be properly addressed.

Staff explained statements in the report regarding the Bus Rail Transit (BRT) with respect to the original conditions making reference to the BRT or subway for Phase 2 residential. Staff also clarified that the ‘Hold’ will not be removed until the project is ready to be built, subject to servicing allocation and other approvals to allow for the 2016 occupancy. As requested by the Committee, the agreements of Purchase and Sale will provide protection to the purchasers by specifying occupancy no later than December 31, 2016, and will include a warning that there is currently no water and sewer allocation available.

Bill O'Donnell, representing the applicant, spoke to the Committee about the developer's efforts to advocate for the subway. He thanked the Committee for its support.

The Committee noted this provides a level playing field for development in Markham. While traffic congestion is a town-wide problem, solutions in this area involve promoting rapid transit, intensifying to justify the subway, and appealing to provincial and federal government for funding. It was requested that the conditions include working with the area residents to resolve infiltration and speeding traffic in the residential areas.

Moved by: Councillor Valerie Burke

Seconded by: Mayor Frank Scarpitti

- 1) **That correspondence from Mr. Ricardo Mashregi, Co-Chair, Grandview Area Residents Association, dated June 23, 2011, be received; and**
- 2) That the memorandum entitled "Request by Liberty Development Corp. to lift the residential No Pre-sale Agreement on Phase 2 of World on Yonge, 7161 and 7171 Yonge Street", be received; and,
- 3) That the Mayor and Clerk be authorized to execute an amendment to the Site Plan Agreement between Liberty Development Corp and the Town of Markham applying to 7161 and 7171 Yonge Street (World on Yonge) dated January 24, 2011 as follows:
 - To incorporate clauses addressing the transportation mitigation measures set out in Appendix A to this memo;
 - That the owner post securities, to the satisfaction of the Director of Engineering, relating to the implementation of these measures;
 - **To work with the Grandview Area Residents Association and the community to incorporate measures to reduce infiltration and speeding in the area; and**
- 4) That the Mayor and Clerk be authorized to execute an amendment to the No Pre-sale Agreement between Liberty Development Corporation and the Town of Markham, applying to the Phase 2 portion of the development to prohibit only the sale of units with an Outside Occupancy Date later than December 31, 2016; and,
- 5) That the amendment to the Site Plan Agreement be executed in advance of, or concurrently with, the amendment to the No Pre-sale Agreement; and further,
- 6) That staff be authorized to do all things necessary to give effect to this resolution.

CARRIED

**18. DEVELOPMENT SERVICES COMMITTEE MINUTES
- June 21, 2011, Part A and Part B (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting, Part A and Part B, held June 21, 2011, be confirmed.

CARRIED

**19. MARKHAM LIVE COMMITTEE MINUTES
- June 21, 2011 (16.24)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Markham Live Committee meeting held June 21, 2011, be received for information purposes.

CARRIED

**20. MINUTES - CORNELL ADVISORY GROUP
- March 21, 2011 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Cornell Advisory Group meeting held March 21, 2011, be received for information purposes.

CARRIED

**21. MINUTES - MARKHAM CENTRE ADVISORY GROUP
- February 24, 2011
- April 28, 2011 (16.34)**

[Feb. 24](#) [Apr. 28](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Markham Centre Advisory Group meeting held February 24, 2011 and April 28, 2011, be received for information purposes.

CARRIED

NEW BUSINESS

**22. MARKHAM SPONSORSHIP
TOUR DE GREENBELT (7.6)**

Deputy Mayor Jack Heath provided correspondence from Rouge Park requesting funding for the ‘Tour de Greenbelt’ event.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

That the Town of Markham donate \$1,000 towards “Tour de Greenbelt”, a Rouge Park event to be held September 17, 2011.

CARRIED

23. MARKHAM DISTRICT HIGH SCHOOL RUNNING TRACK (13.6)

Councillor Colin Campbell provided an update regarding the Markham District High School track issue and advised that he will be requesting Council send another letter, at the Council Meeting this date.

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:05 PM.

Alternate formats for this document are available upon request.
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