



MAY 10, 2011 - 9:00 a.m. - 12:30 p.m.

MINUTES

DEVELOPMENT SERVICES COMMITTEE

Meeting No. 14

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 Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

John Livey, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire
Services
Morteza Behrooz, Park Development Coordinator
Stephen Chait, Director, Economic Development
Paul Ingham, General Manager, Operations
Linda Irvine, Manager, Parks and Open Space Planning
Rino Mostacci, Director of Planning and Urban Design
Eric Sherbert, Assistant Town Solicitor
Bob Walter, District Manager (East), Operations
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Colin Campbell

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. Councillor Carolina Moretti assumed the Chair for Economic Development item No. 15.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Marianne Wickremaratchi, Administrative Assistant, Administration Centre, 20 years
Lana Frame, Information Service Librarian, Thornhill Community Library, 5 years
Megan Garza, Information Service Librarian, Angus Glen Library, 3 years
Dante Tang, Information Service Librarian, Angus Glen Library, 3 years
Andrea Dunn, Information Service Librarian, Markham Village Library, 3 years
Lynda Roxborough, Information Service Librarian, Unionville Library, 3 years
Polly Chan, Purchasing & Accounts Analyst, Administration Centre, 3 years
Anthea Bailie, Information Service Librarian, Milliken Mills Library, 3 years
Aliko Tryphonopoulos, Information Service Librarian, Unionville Library, 3 years
Suliang Feng, Manager, Virtual Services, Administration Centre, 3 years

Robert Hincks, Operations Supervisor, Parks, Operations, 25 years
Warren Watson, Community Program Co-ordinator, Aquatics/Fitness Centres, Recreation Services, 25 years
Judie Ellsmere-Poole, Customer Service Representative, Armadale C.C., Recreation Services, 20 years
Terry Fowler, Operations Labourer/Driver, Operations, 20 years
Andrea Beneteau, Firefighter, Fire & Emergency Services, 15 years
Jason Best, Firefighter, Fire & Emergency Services, 15 years
Janice Carroll, Community Manager, West, Recreation Services, 15 years
Nick Katsoulis, Firefighter, Fire & Emergency Services, 15 years
Christopher Lane, Firefighter, Fire & Emergency Services, 15 years
Donald Maich, Firefighter, Fire & Emergency Services, 15 years
James Pink, Firefighter, Fire & Emergency Services, 15 years
Robert Tadmire, Co-ordinator Geomatics /GIS Advocate, Planning & Urban Design, 15 years
Pam Tsatsanis, Operations Labourer/Driver, Operations, 15 years
Miranda Miluzzi, Manager, Tax & Cash Management, Financial Services, 10 years
Robert West, Firefighter, Fire & Emergency Services, 10 years
Christopher Bridson, Truck Driver, Operations, 5 years
Andrea Carpenter, Program Coordinator, Markham Museum, Culture, 5 years
Victor Chen, Firefighter, Fire & Emergency Services, 5 years
Andrew Dancy, Operations Labourer/Driver, Operations, 5 years
Timothy Dworak, Operations Labourer/Driver, Operations, 5 years
David Edwards, Operations Labourer/Driver, Operations, 5 years
Daniel Foster, Sign Maintenance, Operations, 5 years
Adam Grant, Fire Prevention/Public Education Officer, Fire & Emergency Services, 5 years
Karen Harvey, Firefighter, Fire & Emergency Services, 5 years
Timothy Johnson, Firefighter, Fire & Emergency Services, 5 years
Bradley Lamport, Firefighter, Fire & Emergency Services, 5 years
Martin Matthiessen, Firefighter, Fire & Emergency Services, 5 years
Bradley Roberts, Zoning Examiner, Building Standards, 5 years
Jason Scovell, Fire Prevention Officer, Fire & Emergency Services, 5 years
Kerry Wakefield, Recreation Co-ordinator, Business Systems and Budgeting, Recreation Services, 5 years

Susan Watts, Community Program Co-ordinator, Seniors Adult/Programs,
Recreation Services, 5 years

Keith Woodcock, Firefighter, Fire & Emergency Services, 5 years

Roseller Corcuera, Waterworks Technician, Operations, 3 years

Peter Englezakos, Small Engine/Equipment Technician, Operations, 3 years

John Puopolo, Facility Operator I, Milliken Mills C.C., Recreation Services, 3 years

**2. BERCZY PARK
PARK PAVILION AND MAINTENANCE BUILDING
SITE PLAN APPROVAL UPDATE (10.6)**

[Presentation](#)

Linda Irvine, Manager, Parks and Open Space Planning, and Morteza Behrooz, Park Development Coordinator, presented park design concepts for the pavilion and maintenance buildings in Berczy Park. The location, design principles, materials, floor plan and elevations were reviewed. Project timelines indicate substantial completion in early 2012. The preliminary concept is being presented today for feedback. A report on site plan approval for these two buildings will come back to the Committee.

The following comments were received:

- security cameras: monitoring is an issue. A security review for Town properties is being prepared for next year, and a presentation by a knowledgeable expert was suggested.
- a metal roof is preferred; it would look better and last longer
- picnic tables and bicycle racks are being provided
- separation of the washroom doors was suggested; however, the Committee indicated preference for the current design
- use non-reflective glass
- ensure the buildings are accessible, including consideration for the visually impaired
- a nursing station and baby-change tables are provided in both washrooms
- a family washroom is not in the current budget
- staff indicated the areas for people to congregate and active play facilities: playgrounds, gazebo, mini-skate park, adult exercise equipment, water play areas.
- add cultural character by designing the roof in a Japanese-style, and adding educational/cultural components
- add concrete chess table and stools for seniors, or a community bake oven
- the orientation of the building should block the wind to enable seniors to do tai chi
- exterior lighting and locking up buildings at night
- access for service vehicles
- use pervious materials around the drinking fountain
- washroom materials should be easy to maintain
- the trail south of Bur Oak cuts up the open space area, perhaps move it to the side to leave the large central area open
- consider more ad-hoc fields rather than the structured ball diamonds soccer fields

An enquiry was made with respect to the placement of traffic lights at Bur Oak and Bridle Walk, suggesting the lights would be more appropriate at Glenbrook. Staff will check into this matter.

Considerable discussion involved the cost effectiveness of the two buildings, at approximately \$465,000 for each. This facility serves other parks and functions as a decentralized deployment centre. Four staff members would be stationed out of the maintenance building during the summer season, and the building may be used for storage and deployment of snow clearing equipment in the winter. An analysis had indicated this method would best serve this area.

The Committee expressed an interest in a further review of the cost analysis of the parks and buildings maintenance program as a whole with respect to the ultimate cost for all park facilities from an operations standpoint, to ensure the Town is heading in the right direction.

The Committee also noted a concern that the tendering will go out during the peak construction season, possibly missing out on the best price.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alan Ho

- 1) That the presentation provided by Linda Irvine, Manager, Parks and Open Space Planning and Morteza Behrooz, Park Development Coordinator regarding Berczy Park – Park Pavilion and Maintenance Building – Site Plan Approval Update be received.

CARRIED

3. DEVELOPMENT SERVICES COMMITTEE MINUTES

- April 12, 2011, Part B (10.0)

[Minutes](#)

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the minutes of the Development Services Committee meeting, Part B, held April 12, 2011, be confirmed.

CARRIED

4. HERITAGE MARKHAM COMMITTEE MINUTES

- April 13, 2011 (16.11)

[Minutes](#)

Marion Matthias made a deputation regarding Item # 5 on the Heritage Markham Committee minutes, regarding 93 John Street, with respect to an application before the Committee of Adjustment resulting from unauthorized changes to the property. Ms. Matthias urged the Committee to support Heritage Markham's recommendation.

Staff advised that construction of the dwelling was not in conformity with the approved site plan. A stop work order was issued and a revised plan was submitted by applicant, resulting in the need for a Minor Variance application to the Committee of Adjustment. The site plan will be presented at an upcoming Development Services Committee meeting, and staff's concerns will be included in the report.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Don Hamilton

- 1) **That the deputation by Marion Matthias regarding Item # 5 on the Heritage Markham Committee minutes, regarding 93 John Street, be received; and,**
- 2) That the minutes of the Heritage Markham Committee meeting held April 13, 2011, be received for information purposes.

CARRIED

5. MARKHAM LIVE COMMITTEE MINUTES

- March 28, 2011

- April 4, 2011

- April 18, 2011 (16.24)

[March 28](#) [April 4](#) [April 18](#)

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the minutes of the Markham Live Committee meetings held March 28, 2011, April 4, 2011 and April 18, 2011, be received for information purposes.

CARRIED

6. **WOODEN SPIRE ESTATES INC.
ZONING AMENDMENT TO PERMIT
MEDICAL OFFICES TO OCCUPY A
MAXIMUM OF 50% OF THE TOTAL
GROSS FLOOR AREA OF THE EXISTING
COMMERCIAL BUILDING AT 6899 14TH AVENUE
(THE SHOPPES OF BOXGROVE)
(ZA 10 131180) (10.5)**
[Report](#) [Attachment](#)

The Committee requested staff review the number of Public Meetings coming forward, to ensure meeting dates are not overloaded.

A concern was expressed for traffic flow patterns at this site.

Moved by: Councillor Carolina Moretti
Seconded by: Regional Councillor Joe Li

- 1) That the report titled "PRELIMINARY REPORT, Wooden Spire Estates Inc., Zoning Amendment to permit medical offices up to a maximum of 50% of the total gross floor area of the existing commercial building at 6899 14th Avenue, File No. ZA 10 131180," dated May 10, 2011 be received; and,
- 2) That a Public Meeting be held to consider the Zoning Amendment application submitted by Wooden Spire Estates Inc., to permit medical offices up to a maximum of 50% of the total gross floor area of the existing commercial building; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. HUMBOLD GREENSBOROUGH VALLEY DEVELOPMENT LTD.
REZONING AND SITE PLAN APPLICATIONS TO PERMIT A
TOWNHOUSE DEVELOPMENT ON THE EAST SIDE OF
DONALD COUSENS PARKWAY, WEST OF NINTH LINE
SOUTH OF MAJOR MACKENZIE DRIVE
(ZA 10 132122 & SC 10 132123) (10.5, 10.6)**
[Report](#) [Attachment](#)

Moved by: Councillor Alec Chiu
Seconded by: Councillor Carolina Moretti

- 1) That the report dated May 10, 2011 titled "PRELIMINARY REPORT, Humbold Greensborough Valley Development Ltd., Rezoning and site plan applications to permit a townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive" be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Humbold Greensborough Valley Development Ltd for rezoning and site plan approval to permit freehold townhouses with common elements condominium; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. OLYN INVESTMENTS LIMITED
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A THREE (3) STOREY
COMMERCIAL BUILDING AT 9365 MCCOWAN ROAD
(OP 11 111490 & ZA 11 111491) (10.3, 10.5)**
[Report](#) [Attachment](#)

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the report titled “PRELIMINARY REPORT, Olyn Investments Limited, Official Plan and Zoning By-law amendment applications to permit a three (3) storey commercial building at 9365 McCowan Road, File Nos: OP 11 111490 & ZA 11 111491,” dated May 10, 2011 be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Olyn Investments Limited to amend the Official Plan and Zoning By-law to permit a commercial development; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. 2218942 ONTARIO LIMITED
OFFICIAL PLAN, SECONDARY PLAN AND
ZONING BY-LAW AMENDMENT APPLICATIONS
TO RE-DESIGNATE AND RE-ZONE THE LANDS TO
PERMIT A STAND ALONE FINANCIAL INSTITUTION AND
ASSOCIATED DRIVE THROUGH FACILITY
CORNELL COMMUNITY, 9225 9TH LINE
(OP 08-116248 AND ZA 08-113256) (10.3, 10.4, 10.5)**
[Report](#) [Attachment](#)

There was brief discussion of the history of the development applications for this property.

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated May 10, 2011, entitled “Preliminary Report, 2218942 Ontario Limited, Official Plan, Secondary Plan and Zoning By-law Amendment applications to re-designate and re-zone the lands to permit a stand alone financial institution and associated drive through facility, Cornell Community 9225 Ninth Line” be received; and,

- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Official Plan, Secondary Plan and Zoning By-law Amendment applications; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. WOODBINE MACKENZIE DEVELOPMENTS LIMITED
APPLICATION FOR ZONING BY-LAW AMENDMENT TO
REZONE THE SUBJECT LANDS FROM AGRICULTURAL TO
RESIDENTIAL EAST CATHEDRAL COMMUNITY
(ZA 11 109848) (10.5)
[Report](#) [Attachment](#)**

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That a Public Meeting be held to consider the application submitted by Woodbine MacKenzie Developments Limited to rezone the subject lands from Agricultural to Residential within the East Cathedral Community; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. APPLICATIONS BY CROWN OF MARKHAM INC.
FOR ZONING BY-LAW AMENDMENT AND
RED-LINE REVISIONS TO DRAFT PLAN OF SUBDIVISION
19TM-09002 TO PERMIT MEDIUM DENSITY LIVE-WORK UNITS
ON PART OF LOT 23, CONCESSION 3 IN THE
WEST CATHEDRAL COMMUNITY
(ZA 11 111796 AND SU 09 120124) (10.5, 10.7)
[Report](#) [Attachment](#)**

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the report dated May 10, 2011, entitled "Preliminary Report, Applications by Crown of Markham Inc. for Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units, on Part of Lot 23, Concession 3 in the West Cathedral Community Files ZA 11 111796 and SU 09 120124", be received; and,

- 2) That a Public Meeting be held to consider the applications by Crown of Markham Inc. for Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. KING DAVID INC. AND MONARCH DEVELOPMENTS
– GARDEN COURT APPLICATIONS FOR ZONING BY-LAW
AMENDMENT AND SITE PLAN APPROVAL FOR THE
DEVELOPMENT OF AN 88 UNIT CONDOMINIUM TOWNHOUSE
DEVELOPMENT AND FUTURE 4 STOREY RESIDENTIAL
CONDOMINIUM BUILDING 10350 WOODBINE AVENUE
(ZA 10 130576 & SC 11 110282) (10.5, 10.7)**

[Report](#) [Attachment](#)

Moved by: Councillor Alec Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the report dated May 10, 2011, entitled “Preliminary Report, King David Inc. and Monarch Developments – Garden Court, Applications for Zoning By-law Amendment and Site Plan Approval for the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building, 10350 Woodbine Avenue, File No’s: ZA 10 130576 & SC 11 110282”, be received; and,
- 2) That a Public Meeting be held to consider the applications for Zoning By-law Amendment and Site Plan Approval to permit the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. ACCESSIBILITY CONSIDERATIONS AT
MARKHAM GAS STATIONS (10.0)**

[Memo](#)

Councillor Don Hamilton introduced this item and advised the Committee that progress has been made and work is continuing with the Canadian Petroleum Products Institute on this matter. Recognition was given to Warren Rupnarain, Accessibility Coordinator, and the Accessibility Advisory Committee for bringing this issue forward.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That the memorandum dated April 29, 2011 entitled "Accessibility Considerations at Markham Gas Stations" be received.

CARRIED

**14. ROUGE PARK NORTH CONSOLIDATED PLAN
- REQUEST FOR FUNDING FROM THE
ROUGE PARK ALLIANCE (10.0)**

[Report](#) [Figure 1](#) [Appendix A](#)

The Commissioner of Development Services reminded the Committee of the presentation by Alan Wells on May 3, 2011 with respect to the funding request for the Rouge Park North Consolidated Plan, and noted the resolution requesting Markham be kept informed at key milestones throughout the study process. Deputy Mayor Jack Heath indicated an interest in participating on a committee or working group, and Councillor Logan Kanapathi requested to be involved in the National Park Committee. Staff will work with Alan Wells in this regard.

Tupper Wheatley, representing the Milne Park Conservation Association, made a deputation requesting the Milne Dam Conservation Park be included in the Rouge Park North Consolidated Plan and the prospective National Park. The Committee discussed previous Master Plan initiatives for Milne Dam Conservation Park, and it was suggested that a Part A session be held for an update on prior initiatives for the Park before proceeding with other measures.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heat

- 1) **That the deputation by Tupper Wheatley, representing the Milne Park Conservation Association, be received; and,**
- 2) That the staff report entitled "Rouge Park North Consolidated Plan – Request for Funding from the Rouge Park Alliance" dated May 10, 2011, be received; and,

- 3) That Council support the preparation of Rouge Park North Consolidated Plan and the participation of Town staff throughout the planning process; and,
- 4) That Council be kept informed of the planning process at key milestones throughout the study process, including presentations to Development Services Committee prior to finalization of the Plan by the Rouge Park Alliance; and,
- 5) That, funds in the amount of \$50,000 approved in the 2011 Capital Budget “Rouge Park Projects” Account No. 620101539911012 be made available to the Rouge Park and/or Toronto and Region Conservation Authority for the hiring of consultants for the preparation of the Rouge Park North Consolidated Plan, subject to adequate funding being secured from other Rouge Park partners to undertake the study; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

15. VENTURELAB (10.16)

Presentation

Stephen Chait, Director of Economic Development and Jeremy Laurin, President & CEO of VentureLAB displayed a new promotional banner for the Markham Convergence Centre, and gave a presentation regarding VentureLAB. VentureLAB is the Regional Innovation Centre for York Region that advises and develops talented entrepreneurs to build world-class growth companies on Ontario, and is a member of the Ontario Network of Excellence. The funding partners were identified and key objectives for 2011 were described, as well as the many initiatives proposed.

Staff invited the Council members to attend a media presentation later this day regarding the 17-member Israeli mission team. The VentureLAB is part of the promotion package for the mission.

The Committee congratulated staff and Mr. Laurin on the successful ventures and discussed several of the initiatives. It was noted that the Markham Convergence Centre (MCC) building and entrance is difficult to identify when driving by and suggestions were made to improve visibility. The governance of the MCC was also discussed, and further background information will be provided to the Committee members.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the presentation provided by Stephen Chait, Director of Economic Development and Jeremy Laurin, President & CEO, VentureLAB regarding VentureLAB be received.

CARRIED

NEW BUSINESS

16. YELLOW BRICK HOUSE (12.0)

The Committee was advised that a Yoga fundraiser for the Yellow Brick House raised \$51,000.

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:35 PM.

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