



**APRIL 12, 2011 - 9:00 a.m. - 12:30 p.m.**

**MINUTES**

***DEVELOPMENT SERVICES COMMITTEE***

**Meeting No. 12**

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**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

John Livey, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Brenda Librecz, Commissioner of Community & Fire  
Services  
Catherine Conrad, Town Solicitor  
Geoff Day, Planner  
Scott Heaslip, Senior Planner  
Biju Karumanchery, Senior Development Manager  
Robert Tadmore, Coordinator of Geomatics/GIS  
Advocate  
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:00 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Carolina Moretti disclosed an interest with respect to Item # 14 (in-camera item # 3, related to a proposed or pending acquisition or disposition of land by the municipality), by reason of her son owning adjacent property; she left the room during the discussion and did not take part in the discussion of this matter.

**1. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- March 29, 2011, Part B (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

That the minutes of the Development Services Committee meeting, Part B, held March 29, 2011, be confirmed.

CARRIED

**2. HERITAGE MARKHAM COMMITTEE MINUTES  
- March 9, 2011 (16.11)**

[Minutes](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

That the minutes of the Heritage Markham Committee meeting held March 9, 2011, be received for information purposes.

CARRIED

**3. MAIN STREET MARKHAM COMMITTEE MINUTES  
- March 23, 2011 (16.39)**

[Minutes](#)

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

That the minutes of the Main Street Markham Committee meeting held March 23, 2011, be received for information purposes.

CARRIED

**4. 2011 FIRST QUARTER UPDATE  
OF THE STREET NAME RESERVE LIST (10.14)**

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

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

That Development Services Committee receive the updated street name reserve list for the first quarter of 2011, attached as Appendix 'A' to the April 12<sup>th</sup>, 2011 staff report.

CARRIED

**5. REQUEST FOR STREET NAME CHANGE  
(LALI VIJ DRIVE) (10.14)**

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

Moved by: Councillor Alex Chiu

Seconded by: Councillor Alan Ho

- 1) That the Town of Markham not approve the request to rename Highgate Drive to Lali Vij Drive; and,
- 2) That Development Services Committee consider other commemorative options as outlined in the report; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. REQUEST FOR STREET NAME CHANGE  
(LALI VIJ DRIVE) (10.14)**

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

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Valerie Burke

**That a request for deputation regarding the Request for Street Name Change (Lali Vij Drive) be approved.**

CARRIED

Mr. Sameer Thaver requested consideration of an option to re-name High Gate Park to “Lali Vij Park” as it is located close to the family home, or to place the name “Lali Vij” on the street name reserve list. The Committee did not support changing the park name, but indicated it would support placing the name on the reserve list for a future street name or park name. Mr. Thaver accepted the suggestion.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) **That the deputation by Mr. Sameer Thaver regarding the Request for Street Name Change (Lali Vij Drive) be received; and**
- 2) **That the name “Lali Vij” be added to the reserve list for a future street or park name; and further,**
- 3) **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

CARRIED

- 7. GREAT ELDIN DEVELOPMENTS LTD.  
9560 HIGHWAY 48  
DRAFT PLAN OF SUBDIVISION AND  
REZONING APPLICATIONS TO PERMIT  
HIGH DENSITY MIXED-USE RESIDENTIAL DEVELOPMENT  
AND TOWNHOUSES  
(SU 11 109000 & ZA 11 108999) (10.7, 10.5)  
[Report](#) [Attachment](#)**

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, Great Eldin Developments Ltd., 9560 Highway 48, Draft plan of subdivision and rezoning applications to permit high density mixed-use residential development and townhouses. File Nos. SU 11 109000 & ZA 11 10899,” dated April 12, 2011, be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by Great Eldin Developments Ltd. For draft plan of subdivision and rezoning to permit high density mixed-use residential development and townhouses at 9560 Highway 48; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 8. ST. MARY AND ST. SAMUEL  
THE CONFESSOR COPTIC ORTHODOX CHURCH  
REZONING AND SITE PLAN APPLICATIONS TO  
PERMIT A PLACE OF WORSHIP AND ACCESSORY  
USES AT 9377 AND 9389 MCCOWAN ROAD  
(ZA 10 131982 & SC 10 131983) (10.5, 10.6)  
[Report](#) [Attachment](#)**

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That the report titled “PRELIMINARY REPORT, St. Mary and St. Samuel The Confessor Coptic Orthodox Church, Rezoning and site plan applications to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road, File Nos. ZA 10 131982 & SC 10 131983,” dated April 12, 2011 be received; and,
- 2) That a Public Meeting be held to consider the applications submitted by St. Mary and St. Samuel The Confessor Coptic Orthodox Church for rezoning and site plan approval to permit a place of worship and accessory uses; and further,

- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. SITE PLAN APPLICATION BY  
WOODBINE CACHET WEST INC. TO CONSTRUCT  
A 17,705 M<sup>2</sup> OFFICE/WAREHOUSE FACILITY AT  
650 MARKLAND STREET  
(SC 11 111378) (10.6)  
[Report](#) [Attachment](#)**

Tony Baldassarra, Architect for the applicant, gave a brief presentation of the proposed four-story office/warehouse facility located at Major Mackenzie Drive and Markland Street, and discussed the location, loading area, access points, lighting, LEED status, and other aspects of the site plan.

The Committee discussed light pollution and bird friendly measures, and suggested bio-swales for the site and permeable materials for the parking lot. In response to questions, Mr. Baldassarra confirmed that the roof is designed to accommodate solar panels, and that the building will be 100% accessible.

Moved by: Councillor Alan Ho

Seconded by: Councillor Colin Campbell

- 1) That the report dated April 12, 2011 entitled "Recommendation Report, Site Plan Application by Woodbine Cachet West Inc. to construct a 17,705 m<sup>2</sup> office/warehouse facility at 650 Markland Street, File No.: SC 11 111378", be received.; and,
- 2) That the Site Plan Application submitted by Woodbine Cachet West Inc. to construct a 17,705 m<sup>2</sup> office/warehouse facility at 650 Markland Street, be endorsed in principle, subject to the draft conditions outlined in Appendix 'A'; and,
- 3) That the Owner provide the Town with the required payment of 60% processing fees in accordance with the Town's applicable Fee By-law; and,
- 4) That site plan 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 Approval is issued only when the Director has signed the plans; and,
- 5) That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. AUTHORIZATION FOR THE MAYOR AND CLERK  
TO ENTER INTO A ROAD CONSTRUCTION AND  
CONVEYANCE AGREEMENT WITH THE OWNER  
OF KING DAVID INC.  
10350 WOODBINE AVENUE  
(LD 10 125413, ZA 10 130576 & SC 11 110282) (8.2)  
[Report](#) [Attachment](#)**

Staff gave a brief explanation of this matter and identified the location of the property.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Colin Campbell

- 1) That the report titled “Authorization for the Mayor and Clerk to enter into a Road Construction and Conveyance Agreement with the Owner of King David Inc. 10350 Woodbine Avenue”, be received; and,
- 2) That the Mayor and Clerk be authorized to enter into a Road Construction and Conveyance Agreement, registered on title against the lands at the Owner's expense securing the timing and construction of the roads, including the provision of financial securities to guarantee construction of the roads to the satisfaction of the Director of Engineering and Town Solicitor; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**NEW BUSINESS**

**11. PETITION FROM AREA RESIDENTS  
EAST AND WEST SIDE OF CLAYTON DRIVE  
REMOVAL NO LEFT TURN FROM HARVEST MOON DRIVE  
ONTO CLAYTON DRIVE AND REMOVAL NO RIGHT TURN  
FROM CLAYTON DRIVE ONTO HARVEST MOON DRIVE (5.0)  
[Petition](#)**

The Committee received a petition from area residents regarding removal of the No Left Turn from Harvest Moon Drive onto Clayton Drive, and removal of the No Right Turn from Clayton Drive onto Harvest Moon Drive.

Ward 8 Councillor Alex Chiu advised that he will hold a meeting with the area residents.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the petition signed by approximately 113 area residents requesting the removal of No Left Turn restriction from Harvest Moon Drive onto Clayton Drive and the removal of No Right Turn restriction from Clayton Drive onto Harvest Moon Drive be received and referred to staff for a report; and**
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

**CARRIED**

## **12. COMMUNICATION TOWERS (10.0)**

Ward 8 Councillor Alex Chiu advised that many residents have expressed concern for the Communications Tower being constructed south of Brimley Road and 14<sup>th</sup> Avenue, with respect to health issues. Discussions included providing notice to the Ward Councillor in the future, and whether the subject tower can be halted.

Staff advised that a memo is being prepared for the Committee regarding the subject tower, and explained the current commenting process and criteria. Communication Towers are under the jurisdiction of Industry Canada, and the Town can only comment on applications. Under the current policy approved by Council, this application was dealt with at the staff level. Staff will request further dialogue with Rogers on this matter. It was also suggested that the commenting criteria be reviewed.

Ward 3 Councillor Don Hamilton reported that another tower is being proposed in Ward 3, and he requested an opportunity to provide comments.

Staff was directed to continue to consult with Rogers regarding the tower under construction, and to hold a Milliken Mills Subcommittee meeting with Rogers, the affected Ward Councillors and staff. Staff will also bring forward the Policy for the Installation of Telecommunications Facilities, for review by the Committee.

## **13. PROVISION OF TELEPHONE LANDLINE (10.0)**

Ward 6 Councillor Alan Ho reported that the new development between Woodbine Avenue and Markland Street has not been provided with a landline telephone system. Staff advised that this is a matter between the Developer and the service provider, and a solution should be obtainable.

**14. IN-CAMERA MATTER (8.0, 6.9 & 10.0)**

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

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

- 1) Litigation or potential litigation - 8293 & 8303 Warden Avenue;
- 2) Personal matters about an identifiable individual, including municipal or local board employees;
- 3) A proposed or pending acquisition or disposition of land by the municipality

**CARRIED**

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

That the Committee rise from the in-camera session (11:18 AM).

**CARRIED**

**ADJOURNMENT**

The Development Services Committee meeting adjourned at 11:18 AM.

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