



**JANUARY 18, 2011 - 9:00 a.m. - 12:30 p.m.**  
**MINUTES**  
***DEVELOPMENT SERVICES COMMITTEE***  
**Meeting No. 2**

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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**

Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Gord Landon  
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 Services  
Andy Taylor, Commissioner of Corporate Services  
Jamie Bosomworth, Manager, Strategy and Innovation  
Alan Brown, Director of Engineering  
Catherine Conrad, Town Solicitor  
George Duncan, Senior Heritage Planner  
Biju Karumanchery, Senior Development Manager  
Tim Moore, Director of Building Standards  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Mayor Frank Scarpitti  
Regional Councillor Joe Li  
Councillor Valerie Burke

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.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared.**

The meeting started with a Moment of Silence to honour Toronto Police Sgt. Ryan Russell.

**1. PRESENTATION OF SERVICE AWARDS (12.2.6)**

Glen Taylor, Senior Manager Infrastructure Projects, Community & Fire Services Commission, 35 years

Gil Verbeek, Facility Maintenance and Lifecycle Coordinator, Asset Management, 35 years

Jim Baird, Commissioner, Development Services Commission, 30 years

Karen Boniface, Technical Coordinator, Operations, 30 years

Margrit Frederickson, Alarm Room Operator, Fire & Emergency Services, 30 years

Alex Chiu, Councillor Ward 8, Mayor & Council, 25 years

Ed Celis, Provincial Offences Officer II, By-Law & Licensing Division, 20 years

Ron Roffey, Operations Working Supervisor, Operations, 20 years

Angie Sachdev, Executive Assistant to the CAO, CAO's Office, 20 years

Elvio Valente, Supervisor, Zoning, Building Standards, 20 years

Todd Wilkinson, Provincial Offences Officer Supervisor, By-Law & Licensing Division, 20 years

Anna Cowan, Administrative Assistant, Mayor's Office, Mayor & Council, 15 years

Bill Mabbett, Working Supervisor, Waterworks, Operations -Waterworks Division, 15 years

Kitty Bavington, Council/Committee Coordinator, Clerk's, 10 years

Kyle Eden, Sewer Flusher/Camera Operator, Operations -Waterworks Division, 10 years

Freda Lee, Website Administrator ITS, Information Technology Services, 10 years

Nancy Marchant, Senior Human Resources Consultant, Human Resources, 10 years

Neil Pettigrew, Licensed Fleet Technician, Operations, 10 years

Rachel Shumski, Gardener, Operations, 10 years

Wendy Woof-Severn, Marketing & Development Coordinator, Markham Theatre, Culture, 10 years

Janelle Baldwin, Zoning Examiner, Building Standards, 5 years

Teresa Cabral, Applications Administrator, Building Standards, 5 years

Ryan McKillop, Fitness Counsellor, Thornhill, Recreation Services, 5 years

Peter Solymos, Supervisor, Waterworks, Operations, 5 years

Alain Cachola, Manager Infrastructure & Capital Projects, Engineering, 3 years

Haiyan Gao, Building Inspector II, Building Standards, 3 years

Helena Frantze, Waterworks Quality Coordinator, Operations -Waterworks Division, 3 years

Ryan Henderson, Licensed Fleet Technician, Operations, 3 years

Catherine Jay, Manager of Urban Design, Planning & Urban Design, 3 years

Jason Lapp, Operations Labourer/Driver, Operations, 3 years

Chris MacBride, Technician, Markham Theatre, Culture, 3 years

Isabella Paganelli, Acting Operations & Maintenance Clerk, Operations -Waterworks Division, 3 years

Atiqur Rahman, Life Cycle Analyst, Asset Management, 3 years

**2. 10<sup>TH</sup> ANNUAL MARKHAM  
BUILDING EXCELLENCE AWARDS (12.2.6)**

Tim Moore, Director of Building Standards, introduced the 10<sup>th</sup> Annual Markham Building Excellence Awards. Presentations were made to:

Large Volume (25+ dwelling units)

- Calexico Holdings Inc.
- Desert Fox Properties Inc.
- Kylemore Communities (West Village) Ltd.
- Great West/Castle Rock (Southoak Estates Inc.)
- Yorkwood Homes (Windsong) Ltd.

Small Volume (5-24 dwelling units)

- Ballantry Homes (Briarlane Developments Inc.)
- Cathedraltown (F.S. 404 Construction Ltd.)
- Fairglen Homes Limited
- Saberwood Homes
- Ballantry Homes (Winburn Investments Inc.)

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES  
- December 13, 2010, 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 December 13, 2010, be confirmed.

CARRIED

**4. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES  
- December 13, 2010 (10.0)**  
[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Alan Ho

That the minutes of the Development Services Public Meeting, held December 13, 2010, be confirmed.

CARRIED

**5. HERITAGE MARKHAM COMMITTEE MINUTES  
- December 8, 2010 (16.11)**

[Minutes](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Alan Ho

That the minutes of the Heritage Markham Committee meeting held December 8, 2010, be received for information purposes.

CARRIED

**6. ACCEPTANCE FOR MAINTENANCE OF  
PLANS OF SUBDIVISION  
REGISTERED PLAN NUMBERS 65R-23852  
PARTS 6, 7, 8, 9, 14, 15, 21 AND 22, 65R-23901  
PART 6, 65R-27985 PARTS 2, 3, 4, 17, 21, 24 AND 29  
65M-3975, 65M-3642, 65M-3875, 65R-27692 PART 7  
65M-3998, 65M-3761, 65M-4040, 65M-3960, 65M-3789  
65M-3713, 65M-3780, 65M-3719, 65R-25680 PART 1,  
65R-26254 PART 1, 65R-26537 PARTS 1 TO 10, AND  
65R-26540 PARTS 1, 2, 5, 6, 7, 8, 9, 10 & 11 (10.7)**

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

Moved by Councillor Alex Chiu

Seconded by Councillor Alan Ho

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision” Registered Plan Numbers 65R-23852 Parts 6, 7, 8, 9, 14, 15, 21 and 22, 65R-23901 Part 6, 65R-27985 Parts 2, 3, 4, 17, 21, 24 and 29, 65M-3975, 65R-27692 Part 7, 65M-3642, 65M-3875, 65M-3998, 65M-3761, 65M-4040, 65M-3960, 65M-3789, 65M-3713, 65M-3780, 65M-3719, 65R-25680 Part 1, 65R-26254 Part 1, 65R-26537 Parts 1 to 10, and 65R-26540 Parts 1, 2, 5, 6, 7, 8, 9, 10 & 11, dated January 18, 2011 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65R-23852 Parts 6, 7, 8, 9, 14, 15, 21 and 22, 65R-23901 Part 6, 65R-27985 Parts 2, 3, 4, 17, 21, 24 and 29, 65M-3975, 65M-3642, 65M-3875, 65R-27692 Part 7, 65M-3998, 65M-3761, 65M-4040, 65M-3960, 65M-3789, 65M-3713, 65M-3780, 65M-3719, 65R-25680 Part 1, 65R-26254 Part 1, 65R-26537 Parts 1 to 10, and 65R-26540 Parts 1, 2, 5, 6, 7, 8, 9, 10 & 11, be accepted for Maintenance; and,
- 3) That by-laws be enacted by Council to accept these subdivisions and to establish each of the roads within the residential subdivisions as a public highway of the Town of Markham; and,
- 4) That the Community Services Commission accepts the responsibility for operating and maintaining the infrastructure within the subdivision as part of the Town’s system; and,

- 5) That the Acceptance for Maintenance Period commence October 1, 2010; and,
- 6) That acceptance of the subdivision be taken into consideration in future operating budgets; and,
- 7) That the by-law to amend schedule '12' of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be approved; and,
- 8) That the by-law to amend schedule 7 of Traffic By-law 106-71, by including one way street traffic on the indicated streets be approved; and
- 9) That the by-law to amend Schedule 'A' of the Speed By-law #105-71, by including a maximum speed of 40 kilometers per hour for the streets indicated, be approved; and
- 10) That the by-law to amend schedule 'F' of the speed by-law # 105.71, by including a maximum speed of 50 kilometers per hour for the streets indicated , be approved; and
- 11) That the by-law to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be approved; and
- 12) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the final two year guarantee periods have been completed; and further,
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. 2010 FOURTH QUARTER UPDATE OF THE  
STREET NAME RESERVE LIST (10.14)**

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

Moved by Councillor Alex Chiu

Seconded by Councillor Alan Ho

- 1) That Development Services Committee receive the updated street name reserve list for the fourth quarter of 2010, attached as Appendix 'A' to the January 18<sup>th</sup>, 2011 staff report.

CARRIED

**8. VARIANCE TO FENCE BY-LAW 277-97  
AT 9 WALSINGHAM COURT (2.19)**

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

Moved by Councillor Alex Chiu

Seconded by Councillor Alan Ho

- 1) That the report entitled “Variance to Fence By-Law 277-97 at 9 Walsingham Court” to Development Services Committee, dated January 4, 2011 be received; and,
- 2) That the request to grant relief from the provisions of the Fence By-Law 277-97 to permit a 1.8m (6ft.) high fence in the front yard and exterior flankage yard be approved subject to the conditions outlined below; and,
- 3) That the proposed fence be constructed to comply with the following design requirements:
  - (i) The fence shall be positioned adjacent to the property line in order to be screened by the existing vegetation on the site. (Without impacting this vegetation).
  - (ii) The entry gate shall not exceed 1.8m (6ft.) in height.
  - (iii) The design shall conform to the design attached to Appendix A of this report; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT  
JOSHUA MILLER HOUSE  
10 HERITAGE CORNERS LANE (16.11.3)**

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

Moved by Councillor Carolina Moretti

Seconded by Councillor Don Hamilton

- 1) That as recommended by Heritage Markham, the Joshua Miller House – 10 Heritage Corners Lane be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
- 2) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
- 3) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,

- 4) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. REQUEST FOR DEMOLITION  
352 MAIN STREET NORTH, MARKHAM (10.13 & 10.0)**  
[Report](#) [Attachment](#)

Moved by Councillor Alex Chiu

Seconded by Councillor Colin Campbell

- 1) That Council has no objection to the demolition of the dwelling at 352 Main Street North located within the Markham Village Heritage Conservation District subject to the following conditions:
  - a. The applicant to advertise in the local newspapers the availability of the dwelling for relocation (but not to Markham Heritage Estates) and/or salvage of materials to promote diversion of materials from landfill;
  - b. The applicant obtain Site Plan Approval for a new building which complies with the Markham Village Heritage Conservation District Plan prior to the issuance of a demolition permit; and,
- 2) That the applicant be notified of Council's decision as per the requirements of the Ontario Heritage Act; and,
- 3) That this item be sent to Council on January 25, 2011; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. SERVICING ALLOCATION UPDATE (5.5)**  
[Presentation](#) [Report](#) [Attachment A](#) [Attachment B](#) [Attachment C](#)

Jamie Bosomworth, Manager, Strategy and Innovation gave a presentation and update regarding servicing allocation. The Town has been distributing serving allocation for residential development since 1996 and on a yearly basis for the past four years. The distribution is determined through a ranking system and Council approved criteria.

Mr. Bosomworth discussed the Regional conditional 2013 allocation protocol and advised that the interim York Durham Sewage System (YDSS) flow control structure and the doubling of Duffin Creek Water Pollution Control Plant projects have been completed; however, the south east collector sanitary trunk sewer is expected to be completed by mid-2014. The Region is proposing to adjust the allocation, subject to Council resolution endorsing conditions.

Staff reviewed the Region's conditions including support of the low-density Sustainable Home Incentive Program (SHIP). Staff are recommending endorsement of the Region's conditions. An update on the Inflow/Infiltration Task Force will be presented to Council on January 25, 2011, and a follow-up staff report will be provided in February.

Using Council approved protocol for distribution, Staff identified the proposed distribution of the 2013 allocation, using all of 11,259 people available to Markham. Staff are proposing an exchange of high density "existing" allocation for 2013 allocation, freeing up "existing" allocation for low density developments, pending written release from the Region.

The Committee discussed the SHIP program, voluntary vs. mandatory participation by the developers. Staff will be reporting further on this program.

Markham must ensure that developments with application move through the development process in a timely manner; that there is an appropriate balance of low and high density projects to meet demands; and that there are sufficient Development Charges and fee revenues generated to fund capital and operating budgets. The Region must ensure that sufficient allocation is available in future years to meet Markham's five-year development activity.

Existing and proposed allocation distribution was illustrated in the presentation.

Moved by Regional Councillor Gord Landon  
Seconded by Councillor Alex Chiu

- 1) That the January 18, 2011 report entitled "Servicing Allocation Update" be received; and,
- 2) That Council redistribute "existing" allocation as noted in Table 1; and,
- 3) That Council endorse the following Regional conditions for distribution of the 2013 servicing allocation:
  - A. In partnership with the Region, agree to determine what constitutes adequate funding and resources to support the reduction of inflow and infiltration (I/I) into wastewater systems with the objective of generating I/I reduction within existing local and Regional systems by:
    - a. Actively participating in a Regional I/I Task Force
    - b. Continuing to seek out the sources of I/I
    - c. Adopting standards and guidelines intended to reduce I/I in new developments and within existing systems, and
    - d. Developing funding and cost sharing principles to address future remediation projects;



- B. Continue to support Regional water efficiency plans and policies;
  - C. Endorse and promote participation in both the Sustainable Development Through LEED program for high density residential development and Sustainable Homes Incentive Program (SHIP) for ground related residential development; and,
- 4) That Council distribute 2013 conditional servicing allocation as noted in Table 2 and shown in detail in Attachment “A” to this report; and,
  - 5) That Council endorse the conditions for the distribution of 2013 conditional allocation as identified in Table 4; and,
  - 6) That Council authorize the exchange of “existing” high density allocation for 2013 “conditional” allocation to free up “existing” allocation for use by low density developments as shown in Table 5, subject to the Town receiving notice from the Region of York releasing high density developments with 2013 servicing allocation for building permits and subject to the Town’s Chief Building Official approval; and,
  - 7) That Council endorse the Sustainable Home Incentive Program (SHIP) for ground related residential development to accommodate those developments that wish to voluntarily abide by such program; and,
  - 8) That the written submissions regarding servicing allocation, included in Attachment “C”, be received; and further,
  - 9) 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 10:20 AM.

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