



MONDAY, DECEMBER 13, 2010
MINUTES
DEVELOPMENT SERVICES COMMITTEE
Meeting No. 1

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
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 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
Alan Brown, Director of Engineering
Lisa Riegel, Assistant Town Solicitor
Biju Karumanchery, Senior Development Manager
Lorenzo Mele, TDM Coordinator
Alida Tari, Council/Committee Coordinator

Regrets

Councillor Carolina Moretti

The Development Services Committee convened at 4:18 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Alan Ho assumed the Chair for Transportation item, No. 16.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

1. DEVELOPMENT SERVICES COMMITTEE MINUTES
- November 16, 2010, PART A AND PART B (10.0)
[Minutes](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

That the minutes of the Development Services Committee meeting, Part A and Part B, held November 16, 2010, be confirmed.

CARRIED

2. MAIN STREET MARKHAM COMMITTEE MINUTES
- November 17, 2010 (16.39)
[Minutes](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

That the minutes of the Main Street Markham Committee meeting held November 17, 2010, be received for information purposes.

CARRIED

3. MINUTES - MARKHAM CENTRE ADVISORY GROUP
- September 23, 2010
- October 21, 2010 (16.34)
[Sept. 23](#) [Oct. 21](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

That the minutes of the Markham Centre Advisory Group meeting held September 23, 2010 and October 21, 2010, be received for information purposes.

CARRIED

- 4. PRELIMINARY REPORT - UPDATE
B. MCGREGOR DEVELOPMENTS LTD.
57 AND 59 BRIDLEFIELD LANE
BLOCKS 90 AND 91, PLAN 65M-3168
NORTH OF 16TH AVENUE, WEST OF STONEBRIDGE DRIVE
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO FACILITATE A 7 SINGLE DETACHED UNIT DEVELOPMENT
ON A PRIVATE ROAD (ZA 07 110709) (10.5)**
[Report](#) [Attachment](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

- 1) That the staff report entitled “Preliminary Report – Update, B. McGregor Developments Ltd., 57 and 59 Bridlefield Lane, Blocks 90 and 91, Plan 65M-3168, North of 16th Avenue, west of Stonebridge Drive, Application for Zoning By-law Amendment to facilitate a 7 single detached unit development on a private road” be received as input to the statutory public meeting scheduled for December 13, 2010.

CARRIED

- 5. KENNISON PROPERTIES INC.
WEST SIDE OF KENNEDY ROAD
NORTH OF 14TH AVENUE
REZONING APPLICATION TO PERMIT
A 4-STOREY OFFICE BUILDING (ZA 10 129153) (10.5)**
[Report](#) [Attachment](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

- 1) That the report dated December 13, 2010 entitled “Kennison Properties Inc., West side of Kennedy Road, north of 14th Avenue, Rezoning application to permit a 4-storey office building, File No. ZA 10 129153, be received; and,
- 2) That a Public Meeting be scheduled to consider the application; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. RECOMMENDATION REPORT
STREET NAMES FOR PHASE 1 OF
DRAFT PLAN OF SUBDIVISION
19TM-070003 (TIMES GROUP INC.)
SOUTH SIDE OF HIGHWAY 7
EAST OF WARDEN AVENUE
(SU 07 133313) (10.14)**
[Report](#) [Attachment](#)

The Committee inquired about the proposed name Rougeside Promenade stating concern that the name is too long and confusing. Staff advised that the name Rougeside reflects the context and that Promenade suggests a pedestrian focus.

Moved by Councillor Logan Kanapathi
Seconded by Councillor Don Hamilton

- 1) That the staff report entitled “Street names for Phase 1 of draft plan of subdivision 19TM-070003 (Times Group Inc.), South side of Highway 7, east of Warden Avenue,” be received; and,
- 2) That the following street names be approved for this subdivision:
Rougeside Promenade
Leaside Drive
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

****Note:** At the December 14, 2010 Council meeting this item has been referred to a future Development Services Committee meeting.

**7. RECOMMENDATION REPORT
PRIVATE STREET NAMING REQUEST (10.14)**
[Report](#) [Attachment](#)

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Colin Campbell

- 1) That the report entitled “Private Street Naming Request”, dated December 13, 2010, be received; and,
- 2) That the request for approval of the private street name “Town Crier” to be applied to the driveway situated on the north-western portion of the property municipally addressed as 41 Maple Street be approved, subject to the owner satisfying the Fire Department’s driveway load condition; and,

- 3) That the private street name, and associated street addressing, be as “Town Crier Lane”; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF SEPTEMBER 21, 2010 TO NOVEMBER 1, 2010 (10.0)**
[Report](#)

Moved by Councillor Alex Chiu
Seconded by Regional Councillor Joe Li

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of “September 21, 2010 to November 1, 2010” 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

**9. SUNRISE DRIVE - OVERNIGHT
PARKING PERMIT PROGRAM (5.12.4)**
[Report](#) [Attachment A](#) [Attachment B](#)

Mr. Alan Brown, Director of Engineering addressed the Committee advising that the Town does not permit overnight parking and this is to accommodate the residential and commercial development in the area of Sunrise Drive. He indicated that they anticipate 7 - 10 residents requiring the overnight parking.

The Committee discussed the following with respect to overnight parking permit program:

- The monthly rate
- Parking strategy
- Streets look cluttered
- Winter snow clearing issue
- Consider permitting parking where lay-bys exist (example Alfred Paterson Dr)

The Committee suggested that this item be forwarded to the Parking Advisory Committee to review the proposed parking rate and other issues and/or concerns.

Moved by Councillor Alex Chiu
Seconded by Councillor Don Hamilton

- 1) That the report entitled “Sunrise Drive - Overnight Parking Permit Program” be received; and,
- 2) That the Schedule “C” – Prohibited Parking of the Parking Control By-law 2005-188 be amended to prohibit parking anytime on the north side of Sunrise Drive in its entirety; and,
- 3) That the Schedule “H” – Parking Permit Program Areas of Parking Control By-law 2005-188 be amended to include Sunrise Drive, south side only, so as to permit overnight parking; and,
- 4) That the Schedule “I” – Parking Permit Program Fees and Restrictions of Parking Control By-law 2005-188 be amended to include Sunrise Drive so as to permit overnight parking on the south side in its entirety, subject to a fee of \$30.00 per month for each vehicle; and,
- 5) That the Operations Department be directed to install the appropriate signs at the subject locations, funded through the Operations Department account # 83-5399-8402-005; and,
- 6) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and,
- 7) That Traffic Operations staff monitor parking activity on Sunrise Drive to ensure that the safe and efficient movement of traffic is not compromised; and,
- 8) That the Condominium Corporation administration for the residential property adjacent to Sunrise Drive be notified of the parking permit program and a copy of this report forwarded to them; and,
- 9) That the “Sunrise Drive - Overnight Parking Permit Program” be forwarded to the Parking Advisory Committee for their input; and further,**
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

10. OLD KENNEDY ROAD (WEST SIDE)
PARKING RESTRICTIONS (5.12.4)
[Report](#) [Attachment A](#) [Attachment B](#)

Moved by Councillor Alex Chiu
Seconded by Councillor Don Hamilton

- 1) That the report entitled “Old Kennedy Road, Westside Parking Restrictions”, be received; and,
- 2) That Schedule “C” of Parking By-law 2005-188 be amended to rescind the parking prohibition on the west side of Old Kennedy Road, between Steeles Avenue and Denison Street; and,
- 3) That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking between the hours of 6 AM to 9 AM and 4 PM to 7 PM Monday to Friday, on the west side of Old Kennedy Road, from a point 15 metres south of Sunrise Drive to a point 65 metres south of Sunrise Drive; and,
- 4) That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking on the west side of Old Kennedy Road, between Steeles Avenue and a point 65 metres south of Sunrise Drive; and,
- 5) That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking on the west side of Old Kennedy Road, between Denison Street and a point 15 metres south of Sunrise Drive; and,
- 6) That Schedule “D” of Parking By-law 2005-188 be amended to permit 1-hour maximum permitted parking Monday to Sunday, from a point 15 metres south of Sunrise Drive to a point 65 metres south of Sunrise Drive; and,
- 7) That the Operations Department be directed to install the appropriate signs at the subject locations, funded through the Operations Department account # 83-5399-8402-005; and,
- 8) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and,
- 9) That Traffic Operations staff monitor parking activity on Old Kennedy Road to ensure that the safe and efficient movement of traffic is not compromised; and further,
- 10) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**11. REMOVAL OF THE 3-HOUR
PERMITTED PARKING RESTRICTION
ON LILAC AVENUE (5.12.4)**

[Report](#) [Attachment A](#) [Attachment B](#) [Attachment C](#)

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Joe Li

- 1) That the staff report entitled “Removal of the 3-Hour Permitted Parking on Lilac Avenue”, be received; and,
- 2) That Schedule “D” of Traffic By-law 2005-188, be amended to rescind the 3-hour maximum permitted parking restriction on the south side of Lilac Avenue, in its entirety; and,
- 3) That the Operations Department be directed to remove the appropriate signs at the subject locations; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**12. TRAIL RIDGE LANE
PROPOSED PARKING PROHIBITION (5.12.4)**

[Report](#) [Attachment A](#) [Attachment B](#)

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Joe Li

- 1) That the staff report entitled “Trail Ridge Lane Proposed Parking Prohibition”, be received; and,
- 2) That Schedule “C” of Traffic By-law 2005-188, be amended by including the north side of Trail Ridge Lane, between Twin Oaks Drive and The Bridle Walk; and,
- 3) That the Operations Department be directed to install the appropriate signs at the subject locations, funded through the Operations Department account # 83-5399-8402-005; and,
- 4) That the Operations Department be directed to maintain the signs at the subject locations; and,
- 5) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs; and further,

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

CARRIED

13. MARKHAM CENTRE MOBILITY HUB (5.14)
[Report Attachment](#)

Commissioner Baird summarized the details outlined in the report.

Moved by Councillor Alex Chiu

Seconded by Councillor Don Hamilton

- 1) That the December 13, 2010 report entitled “Markham Centre Mobility Hub” , be received; and,
- 2) That staff be authorized to issue a purchase order to VIVA, on a preferred supplier basis, for their detailed analysis of alternative alignment options at the Markham Centre Mobility Hub, in the upset amount of \$100,000 including HST, and in accordance with Purchasing By-law 2004-341, Part II, Section 7 (2)(b); and,
- 3) That the purchase order for the VIVA review be funded by the Remington Group and be eligible for a Development Charges Credit; and,
- 4) That the Mayor and Clerk be authorized to execute a development charge credit agreement with the Remington Group to the satisfaction of the CAO and Town Solicitor, and in accordance to the Town’s Development Charge Credit / Reimbursement Policy; and,
- 5) That VIVA be requested to establish a technical working group for the Mobility Hub review; and,
- 6) That staff be authorized to issue if necessary a purchase order to Ministry of Transporation, on a preferred supplier basis, for their peer review of alternative alignment options at the Markham Centre Mobility Hub, in the upset amount of \$70,000 including HST, and in accordance with Purchasing By-law 2004-341, Part II, Section 7 (2)(c); and,
- 7) That the Engineering Department create a new project in the 2010 Capital Budget to include the VIVA/GO Transit/MTO review at a cost of \$170,000 to be funded by the Remington Group (\$100,000) and Town wide hard Development Charges (\$70,000); and further,
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. APPLICATION BY TIMES DEVELOPMENT GROUP
FOR SITE PLAN APPROVAL TO PERMIT
416 APARTMENTS AND 22 TOWNHOUSES
(TOTAL 438 UNITS) ON BLOCK 50, PLAN 65M-3226
SOUTH SIDE OF SOUTH PARK ROAD, EAST OF TIMES AVENUE
LEITCHCROFT COMMUNITY (SC 10 126637) (10.6)**
[Report](#) [Attachment](#)

Mr. Nick Pileggi, Malone Given Parsons on behalf of the applicant delivered a brief PowerPoint presentation regarding the Times Development Group, Eden Park Phase 2 application.

The Committee inquired how this development compares to the development on Galleria Parkway. The architect advised the Committee that the height and building materials are consistent with that development. He indicated that they have worked with the Town's urban design group and altered the building mass and aesthetics slightly.

The Committee suggested that the applicant consult with Fatal Light Awareness Program (FLAP) regarding bird friendly guidelines.

There was discussion with respect to incorporating a trail connection under Highway 407 where German Mills Creek passes under the Highway that would allow for pedestrian and cycling connections to Huntington Park and future trails to the south. Staff commented to look into this matter.

Moved by Councillor Howard Shore
Seconded by Councillor Valerie Burke

- 1) That the report dated December 13, 2010, entitled: "Recommendation Report: Application by Times Development Group for Site Plan Approval to permit 416 apartments and 22 townhouses (total 438 units) on Block 50, Plan 65M-3226, south side of South Park Road, east of Times Avenue, Leitchcroft Community, (File SC 10 126637), be received; and,
- 2) That the application for site plan approval submitted by Times Group Corporation (File SC 10 126637) to permit 416 apartments and 22 townhouses (total 438 units) on Block 50 Plan 65M-3226 be endorsed in principle, subject to the conditions set out in Appendix A attached to this report; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design or his/her 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

**15. APPLICATIONS BY CROWN OF MARKHAM INC.
FOR ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION APPROVAL TO
PERMIT MEDIUM DENSITY LIVE-WORK UNITS
TOWNHOUSES AND SINGLE DETACHED DWELLINGS
ON PART OF LOT 23, CONCESSION 3 OF THE
WEST CATHEDRAL COMMUNITY (CROWN OF MARKHAM PHASE II)
(ZA 09 120148 AND SU 09 120124) (10.5, 10.7)**
[Report](#) [Figures](#) [Attachment A to C](#)

Moved by Councillor Alan Ho
Seconded by Councillor Alex Chiu

- 1) That the report dated December 13, 2010, entitled “Recommendation Report Applications by Crown of Markham Inc. for Zoning By-law Amendment and Draft Plan of Subdivision Approval to permit medium density live-work units, townhouses and single detached dwellings on Part of Lot 23, Concession 3 of the West Cathedral Community (Crown of Markham Phase II) Files ZA 09 120148 and SU 09 120124”, be received; and,
- 2) That Draft Plan of Subdivision 19TM-09002 prepared by MMM Group, dated June 17, 2009, be approved as set out in Appendix ‘A’ to this report; and,
- 3) That the draft amendments to Zoning By-laws 304-87, as amended and 177-96, as amended, attached to this report (Appendices B and C) be finalized and enacted; and,
- 4) That servicing allocation for up to 187 units (449.2 population) be granted to plan of subdivision 19TM-09002 from the total 2009 allocation assigned to the Cathedral Community; and,
- 5) That the Director of Planning and Urban Design be directed to issue draft approval once:
 - a. conditions from external agencies have been received and included into the draft conditions; and,
 - b. the Owner has provided to the Town the required outstanding payments relating to the subdivision processing fees in accordance with the Town’s Fee By-law; and,
- 6) That the Town reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 7) That the Region of York be advised of the servicing allocation for this development; and,
- 8) That the draft plan approval for plan of subdivision 19TM-09002 will lapse after a period of three years commencing on the date of issuance of draft plan approval, in the event that a subdivision agreement is not executed within that period; and further,

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

CARRIED

16. CYCLING, PATHWAYS AND TRAILS
– 5 YEAR IMPLEMENTATION PROGRAM (6.3)
[Report](#) [Attachment A](#) [Attachment B-1](#) [Attachment B-2](#)

Mr. Brown provided the Committee with a high level overview of the Cycling, Pathway and Trails - 5 Year Implementation Program. He indicated that he will be contacting each Member of Council individually to discuss the consultation process.

The Committee inquired about the proposed location of some of the pathways. Staff advised that the pathways are schematic at this point.

There was discussion regarding the type of trail surface materials being used. Staff confirmed that they are investigating a permeable asphalt product.

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Colin Campbell

- 1) That the Cycling, Pathways and Trails - 5 Year Implementation Program, be received and endorsed, and;
- 2) That staff report back to Council with project work plans and the associated stakeholder and public consultation strategies, and;
- 3) That staff work with the Markham Cycling and Pedestrian Advisory Committee (CPAC) to prepare updates of the annual implementation programs for Council approval, and further;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

17. IN-CAMERA MATTER (10.12, 10.0)

Moved by Councillor Alex Chiu
Seconded by Deputy Mayor Jack Heath

That, in accordance with Section 239 (2) (e) & (f) of the Municipal Act, Development Services Committee resolve into an in-camera session to discuss the following confidential matter (5:32 PM):

1) Solicitor-client privilege - Minor Variance OMB Appeal - Cherish Integrated Services
431 Alden Road, A/109/10

2) Litigation or potential litigation - South portion Ward 2

CARRIED

Moved by Councillor Alex Chiu
Seconded by Councillor Logan Kanapathi

That the Committee rise from the in-camera session (5:46 PM)

CARRIED

NEW BUSINESS

18. PARKETTES (6.3)

Councillor Alan Ho indicated that in cases where Parkettes are close to main roads residents use them as a short cut and inquired if there could be a paved pathway with good visibility/sightlines to make it safer for these residents. The specific Parkettes referred to is the one close to Tea Rose Street and Spring Blossom Crescent. Staff advised that they will review this request with the urban design group and operations staff.

19. VACANT LANDS (10.0)

The Committee inquired whether vacant lands (such as land reserved for potential future schools) could in the interim be used as temporary sports fields. Staff advised that they would have to investigate the location of the vacant property to determine what the lands' future intended use is and also investigate the legal process.

ADJOURNMENT

The Development Services Committee meeting adjourned at 5:56 PM.

Alternate formats for this document are available upon request.
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