



NOVEMBER 2, 2010 - 9:00 a.m. - 12:30 p.m.

**MINUTES**

***DEVELOPMENT SERVICES COMMITTEE***

**Meeting No. 22**

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**All Members of Council**

**Development Services**

Chair: Councillor J. Webster

Vice-Chair: Councillor D. Horchik

**Economic Development**

Chair:

**Transportation Issues**

Chair: Regional Councillor G. Landon

**PART A and PART B**

**Presentations, Major Studies, Issues and Report Agenda**

**9:00 a.m. – Council Chamber**

**Attendance**

Deputy Mayor J. Heath  
Regional Councillor J. Jones  
Regional Councillor G. Landon  
Councillor V. Burke  
Councillor E. Shapero  
Councillor D. Hamilton  
Councillor C. Moretti  
Councillor J. Webster  
Councillor L. Kanapathi  
Councillor A. Chiu

J. Livey, Chief Administrative Officer  
J. Baird, Commissioner of Development Services  
B. Librecz, Commissioner of Community & Fire Services  
S. Chait, Director, Economic Development  
C. Conrad, Town Solicitor  
L. Duoba, Project Coordinator  
B. Karumanchery, Senior Development Manager  
R. Tadmor, Sr. Project Manager, GIS & Data Management  
R. Boroah, Town Architect  
S. McCrimmon, Senior Economic Development Officer  
A. Tari, Committee Clerk

**Regrets**

Mayor F. Scarpitti  
Regional Councillor J. Virgilio  
Councillor D. Horchik

The Development Services Committee convened at 9:07 AM in the Council Chamber with Councillor J. Webster in the Chair. Deputy Mayor J. Heath assumed the Chair for Economic Development Item #18.

## **DISCLOSURE OF PECUNIARY INTEREST**

Regional Councillor Gordon Landon disclosed an interest with respect to Items #13 and 15, as his son is employed by Greenpark, and did not take part in the consideration or discussion of or vote on the question of the approval of such matter.

Councillor Carolina Moretti disclosed an interest with respect to Items #13 and 15, as her son is employed by the property owner, and did not take part in the consideration or discussion of or vote on the question of the approval of such matter.

Councillor John Webster disclosed an interest with respect to Item #18, as he will be involved with Festivals & Events Ontario Conference in 2011, and did not take part in the consideration or discussion of or vote on the question of the approval of such matter.

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

Pary Bougiouklis, Information Services Associate, Unionville Library, 25 years  
Deborah Walker, Director, Library Strategy & Innovation, Administration Centre, 25 years  
Nicholas Bludov, Branch Librarian, Milliken Mills Library, 20 years  
Lois Burkholder, Information Services Associate, Angus Glen Library, 20 years  
Yvonne Kawaguchi, Branch Librarian, Unionville Library, 20 years  
Charlotte Kuchar, Circulation Clerk, Thornhill Community Centre Library, 20 years  
Jayashree Pai, Interlibrary Loans & Acquisitions Assistant, Technical Service Dept, 20 years  
Diane Macklin, Manager, Marketing and Community Relations, Administration Centre, 15 years  
Patrick Pan, Branch Manager, Milliken Mills Library, 10 years  
Fred Whitmarsh, Information Services Librarian, Markham Village Library, 3 years  
Amy Dolmer, Information Services Librarian, Milliken Mills Library, 3 years

### **2. REQUEST BY MANSURALI AND AZMEENA KARA FOR A CHANGE OF ADDRESS FROM 4 CHIMENTI COURT TO 2A OR 6A CHIMENTI COURT (10.15) [Letter](#) [Memo](#) [Appendix A](#) [Appendix B](#)**

Moved by Regional Councillor J. Jones  
Seconded by Councillor L. Kanapathi

- 1) That the request for an address change by Mansurali and Azmeena Kara from 4 Chimenti Court to 2A or 6A Chimenti Court be denied on the basis that the requested change would not comply with the Town's approved street addressing criteria.

CARRIED

**3. REQUEST BY GRAHAM AND LUCIE CANNING  
FOR A CHANGE OF ADDRESS FROM  
4 MACPHAIL COURT TO 3 OR 5 MACPHAIL COURT (10.15)**  
[Letter](#) [Memo](#) [Appendix A](#) [Appendix B](#)

Mr. Graham Canning, 4 Macphail Court addressed the Committee advising that he needs to downsize and has been advised by his real estate representative that the number 4 can have a negative impact on the selling price of a home. He is requesting that Committee approve his request to change his civic address.

There was discussion regarding the recently approved civic address changes (in particular from 4 to 2) which resulted in a change to the Council approved street addressing criteria to no longer permanently reserve the number 2 as an alternate address for corner lots. It was noted that this request is to transpose odd and even numbers on the same side of the street which would not comply with the approved policy.

Moved by Councillor A. Chiu  
Seconded by Regional Councillor G. Landon

- 1) That the request for an address change by Graham and Lucie Canning from 4 Macphail Court to 3 or 5 Macphail Court be denied on the basis that the requested change would not comply with the Town's approved street addressing criteria.

CARRIED

**4. ROUGE PARK OPTIONS FOR  
COMMUNITY USE PARKLAND (MILNE PARK 2) (10.0)**  
[Presentation](#)

Ms. Lilli Duoba, Senior Project Coordinator, Environmental Planning & Rouge Park delivered a PowerPoint presentation regarding Rouge Park options for community use parkland.

The Committee commended staff for their work to date.

Deputy Mayor Jack Heath suggested that this presentation be made to the Rouge Park Implementation Task Force (RPITF).

The Committee requested that the reference to "Milne Park Conservation Area" (slide two of presentation) be corrected to read "Milne Dam Conservation Area."

The Committee discussed the following:

Site 1

- Concern with the cemetery lands being incorporated as part of the public use
- Do not want to see agricultural lands under production being lost

Site 2

- Also consider the lands on the west side of Highway 7
- Most ideal site for public open space
- When putting in trails ensure there is connectivity
- Review existing dwelling on the property

Site 3

- Suggestion of dog-off leash is appropriate
- If parking area is required ensure it is constructed in a sensitive manner (no hard surface such as asphalt)

Committee also commented on the general need for public open space and active play areas in east Markham, and the potential opportunities associated with each of the three sites.

Moved by Deputy Mayor J. Heath  
Seconded by Councillor L. Kanapathi

That the presentation provided by Ms. Lilli Duoba, Senior Project Coordinator, Environmental Planning & Rouge Park regarding Rouge Park Options for Community Use Parkland be received.

CARRIED

**5. ROUGE PARK NORTH CONSOLIDATED PLAN (10.0)**  
[Presentation](#)

Mr. Alan Wells, Chair, Rouge Park delivered a PowerPoint presentation regarding the Rouge Park North Consolidated Plan.

The Committee suggested that the budget request of \$50,000 from Rouge Park be forwarded to the 2011 Budget Subcommittee and that this presentation be presented to the new Council.

There was discussion regarding the requests from the RPITF to the Rouge Park Alliance and that those requests will require further discussions.

There was discussion with respect to deers being hit along Reesor Road and Highway 407. The Committee suggested that the Rouge Park work with wildlife experts to explore ways to protect the wildlife such as increasing the deer crossing signage along those roads.

Moved by Deputy Mayor J. Heath  
Seconded by Councillor E. Shapero

That the presentation provided by Mr. Alan Wells, Chair, Rouge Park regarding Rouge Park North Consolidated Plan be received; and,

That the budget request for \$50,000.00 from Rouge Park be forwarded to the 2011 Budget Subcommittee.

CARRIED

**6. DEVELOPMENT SERVICES COMMITTEE MINUTES**  
**- September 14, 2010, Part A and B**  
**- September 21, 2010, Part B (10.0)**  
[September 14](#) [September 21](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

That the minutes of the Development Services Committee meeting, Part A and B, held September 14, 2010 and Part B, held September 21, 2010, be confirmed.

CARRIED

**7. DEVELOPMENT SERVICES PUBLIC MEETING MINUTES**  
**- September 14, 2010 (10.0)**  
[Minutes](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

That the minutes of the Development Services Public Meeting, held September 14, 2010, be confirmed.

CARRIED

**8. HERITAGE MARKHAM COMMITTEE MINUTES**  
**- October 13, 2010 (16.11)**  
[Minutes](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

That the minutes of the Heritage Markham Committee meeting held October 13, 2010, be received for information purposes.

CARRIED

**9. MINUTES - CORNELL ADVISORY GROUP**  
**- June 7, 2010 (16.34)**  
[Minutes](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

That the minutes of the Cornell Advisory Group meeting held June 7, 2010, be received for information purposes.

CARRIED

**10. MARKHAM CENTRE ADVISORY MINUTES**  
**- May 20, 2010 (10.0)**  
[Minutes](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

That the minutes of the Markham Centre Advisory Group meeting held May 20, 2010, be received for information purposes.

CARRIED

**11. INFORMATION REPORT  
DELEGATION OF AUTHORITY TO  
CHIEF ADMINISTRATIVE OFFICER  
DURING THE ANNUAL SUMMER RECESS  
AS PER BY-LAW 4-2000 (10.0)**  
[Report Attachment](#)

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

- 1) That the report entitled 'Delegation of Authority to Chief Administrative Officer during the annual summer recess as per By-law 4-2000' be received.

CARRIED

**12. REPORT ON INCOMING PLANNING APPLICATIONS  
FOR THE PERIOD OF MAY 13, 2010 TO SEPTEMBER 20, 2010 (10.0)**  
[Report](#)

Regional Councillor Jack Heath requested further information regarding the proposed application from Bank of Montreal located at 86 Main Street North.

The Committee requested that staff confirm whether "Old Cedar Grove Road" (SC 10 122793) is the official name of the street/lane or whether it is only used as a point of reference.

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

- 1) That Committee receive the report entitled "Report on Incoming Planning Applications for the period of "May 12, 2010 to July 31, 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

**13. PRELIMINARY REPORT  
UPPER UNIONVILLE INC.  
NORTHEAST CORNER OF 16<sup>TH</sup> AVENUE  
AND KENNEDY ROAD WITHIN THE  
BERCZY VILLAGE SECONDARY PLAN AREA  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION  
APPROVAL AND IMPLEMENTING ZONING BY-LAW AMENDMENTS  
(SU 10 118874 (19TM-10003) AND ZA 10 118878) (10.7, 10.5)  
[Report Attachment](#)**

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

- 1) That a Public Meeting be held to consider the applications submitted by Upper Unionville Inc. for Draft Plan of Subdivision Approval and implementing Zoning By-law Amendments, for lands at the northeast corner of 16<sup>th</sup> Avenue and Kennedy Road within the Berczy Village Secondary Plan area; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**14. PRELIMINARY REPORT  
PROCTOR INVESTMENTS LTD.  
APPLICATION FOR OFFICIAL PLAN  
AND ZONING BY-LAW AMENDMENTS  
34 PROCTOR AVE. THORNHILL  
(OP 10-121403 ZA 10-121404) (10.3, 10.5)  
[Report Attachment](#)**

There was discussion with respect to extending the statutory required 120 metre radius for notification. It was noted that a formal resolution would be required to authorize any expansion of the normal circulation radius, as has been done in the case of Markham Centre. It was suggested that the Ward Councillor mail out her own letter to the extended area outside of the 120 metre radius through her discretionary budget.

Moved by Regional Councillor G. Landon  
Seconded by Regional Councillor J. Jones

- 1) That a Public Meeting be held to consider the applications submitted by Proctor Investments for Official Plan and Zoning By-law Amendments located at 34 Proctor Avenue, within the Thornhill Secondary Plan area.

CARRIED

**15. UPPER UNIONVILLE COMMUNITY DESIGN PLAN (10.0)**  
[Report Attachment](#)

The Committee suggested that a broader area context map be included at the Public Meeting, particularly to show open space and pathway linkages and commercial uses serving the community.

Moved by Councillor A. Chiu  
Seconded by Regional Councillor J. Jones

- 1) That the Upper Unionville Community Design Plan, dated September 24, 2010, be received and;
- 2) That the Upper Unionville Community Design Plan, dated September 24, 2010, be endorsed subject to the following revisions to the document:
  - a) all references to a clock tower be replaced with a Public Art Piece appropriate to the proposed development.
  - b) provide a guideline that provides for the “Commercial/Residential” buildings identified near the intersection of 16th Avenue and Kennedy Road to be designed to reflect the ability to have flexible zoning to allow live/work or commercial uses in the future.
  - c) to revise the streetscape plan to reflect the Town's approved tree species list.
  - d) to revise the Sustainable Development guidelines to include Council’s interim sustainable guideline requirements, to address specific performance measures such as those contained in the Region of York’s Sustainable Home Incentive Program (S.H.I.P.), and to incorporate Sustainable Measures such as native drought tolerant vegetation, minimum top soil depth, and building design guidelines; and,
- 3) That the community design plan be used in the evaluation of development applications within the Upper Unionville Neighbourhood; and,
- 4) That the community design plan be reflected in the conditions of draft plan approval and subdivision and site plan agreements within the Upper Unionville Neighbourhood as appropriate; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**16. H AND W DEVELOPMENT CORPORATION  
EAST SIDE OF SOUTH TOWN CENTRE BOULEVARD  
BETWEEN CLEGG ROAD AND CEDARLAND DRIVE  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT  
AND SITE PLAN APPROVAL FOR A PROPOSED  
RESIDENTIAL DEVELOPMENT  
(ZA 08 106754 AND SC 05 027409) (10.5, 10.7)**  
[Report Attachment](#)

Commissioner Baird summarized the details outlined in the staff report.

Mr. Sal Crimi, S.C. Land Management, addressed the Committee regarding the H and W Development proposal stating he supports the staff recommendation. He pointed out that currently they have been assigned allocation for 385 units and continue to negotiate with staff regarding the balance of future allocation required.

Mr. Bob Dragicevic, Walker, Nott, Dragicevic delivered a PowerPoint presentation regarding the H and W Development Corporation proposal.

There was discussion regarding whether the intersections at Clegg Road and Town Centre Boulevard and Cedarland Drive and South Town Centre Boulevard work at an appropriate level of service. The applicant's traffic consultant advised that their review of these intersections concluded that both intersections operate at a very good level of service. Staff were requested to follow up on any capacity and traffic operation issues.

The Committee inquired about the building façade, the length of each building segment, and pedestrian movement. The Commissioner commented on the existing extension of Courtyard Lane to improve pedestrian access, and on the potential for pedestrian movements through the site north-south and east-west. The applicant displayed the site plan to show potential for pedestrian movements. Mr. Ronji Borooah, Town Architect advised the Committee that the approximate length of the building between each break is approximately 150 metres. He also advised that staff will continue to work with the applicant in ensuring that the building façade is not monotonous along the entire building length.

Moved by Councillor A. Chiu

Seconded by Deputy Mayor J. Heath

- 1) That the staff report dated November 2, 2010 titled "H and W Development Corporation, East side of South Town Centre Boulevard between Clegg Road and Cedarland Drive, Application for zoning by-law amendment and site plan approval for a proposed residential development," be received; and,
- 2) That the record of the Public Meeting held on December 7, 2009, be received; and,
- 3) That the zoning by-law amendment application be approved, and the draft zoning by-law amendment attached as Appendix 'B,' be finalized and enacted; and,
- 4) That the site plan application be endorsed, in principle; and,

- 5) 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”), when the following conditions have been met:
- The Owner has entered into a site plan agreement with the Town containing all standard and special provisions and requirements of the Town and public agencies and the provisions outlined in Appendix ‘A’ to the November 2, 2010 staff report.
  - The trustee for the applicable cost sharing group has advised the Town in writing that the required servicing allocation for the proposed development, or any proposed phase thereof, has been assigned to H and W Development Corporation.
  - The Trustee for the applicable cost sharing group has advised the Town in writing that the Owner is in good standing with the group.
  - The applicant has entered into a development agreement (which may form a component of the site plan agreement) for the construction of the Courtyard Lane extension.
  - The holding provision has been removed from the zoning of the subject lands in accordance with the provisions of the By-law 2004-196, as amended.
- 6) That staff be authorized to enter into negotiations with the applicant regarding a Section 37 contribution, to form the basis of a draft Section 37 Agreement to be brought back to Council for consideration; and,
- 7) That Council authorize the Mayor and Town Clerk to enter into a development agreement with the Owner (which may form a component of the site plan agreement) for the construction of the Courtyard Lane extension; and,
- 8) That the Town owned lands to the west of the Courtyard Lane extension (Block 8, Plan 65M-3998 and an approximately 250 square metre portion of Block 3, Plan 65M-3998) be declared surplus to Town purposes by By-law and conveyed to H & W Development Corporation at a purchase price based on fair market value as established by an independent third party appraisal to the satisfaction of the Town’s Chief Administrative Officer, with the said appraiser to be retained by the Town at H & W Development Corporation’s sole cost and expense; and,
- 9) That in the event the Owner participates in the enhanced hoarding program for Markham Centre, the Mayor and clerk be authorized to execute a hoarding agreement with the Owner; and,
- 10) **That the correspondence from Peter Swinton, PMG Planning Consultants on behalf of Aryeh Construction Limited, be received; and further,**
- 11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**17. INTERIM PHASING PLAN 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) (10.7)**  
[Report](#) [Appendix A](#)

Commissioner Baird advised the Committee that this report is only dealing with phase one and pointed out that the details of the future phases will be coming back to Development Services Committee.

There was brief discussion with respect to the possibility of an alternate bus routes along Highway 7. Staff advised that the dedicated VIVA transit corridor is to be routed south through Markham Centre, but there will be YRT and/or VIVA bus service along Highway 7 through Unionville.

Moved by Councillor A. Chiu  
Seconded by Regional Councillor J. Jones

- 1) That the staff report entitled “Interim phasing plan 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 interim phasing plan for Phase 1, attached as Appendix ‘A’ to the staff report, be approved; and,
- 3) That, prior to the execution of a subdivision agreement for Phase 2, the Owner shall submit a comprehensive phasing plan for approval by the Council of the Town of Markham addressing the infrastructure and transportation requirements associated with Phase 2 and all subsequent phases as per the approved Precinct Plan; and,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. FESTIVALS & EVENTS ONTARIO CONFERENCE  
– MARKHAM, ONTARIO  
MARCH 2 – 5, 2011 (10.16)**  
[Report](#) [Attachment](#)

Ms. Suzanne McCrimmon, Senior Economic Development Office addressed the Committee and provided a summary of the Festival and Events Ontario Conference.

Moved by Councillor A. Chiu

Seconded by Councillor L. Kanapathi

- 1) That the report entitled “Festivals and Events Ontario Conference – Markham, Ontario, March 2 – 5, 2011, be received; and,
- 2) That the Town sponsor the Festivals and Events Ontario Conference at a cost not to exceed \$15,000 to be funded from the 2011 Capital Accounts; and,
- 3) That the cost of the sponsorship be expensed from within the pre-approved 2011 “Festival and Events Ontario Conference” Capital Budget; and
- 4) That the verbal update by Ms. Suzanne McCrimmon, Senior Economic Development Officer regarding Festival and Events Ontario Conference, be received; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

#### **NEW BUSINESS**

There was no new business

#### **ADJOURNMENT**

The Development Services Committee meeting adjourned at 12:07 PM.

**Alternate formats for this document are available upon request.**