



DEVELOPMENT SERVICES COMMITTEE MINUTES

NOVEMBER 22, 2011, 9:00 a.m. to 12:30 p.m.

Canada Room

Meeting No. 30

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 A

Presentations, Major Studies, and Issues Agenda

9:00 a.m. – Canada Room

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

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Gary Adamkowski, Director, Asset Management
Sabrina Bordone, Planner
Ronji Borooah, Town Architect
Stephen Chait, Director, Economic Development
Mary Creighton, Director of Recreation Services
Marina Haufschild, Senior Planner, Urban Design
Anna Henriques, Planner II
Catherine Jay, Manager, Urban Design
Christina Kakaflikas, Manager, Special Projects
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
John Ryerson, Director of Culture
Eric Sherbert, Assistant Town Solicitor
Glen Taylor, Senior Manager, Infrastructure and Special Projects
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 a.m. in the Canada Room with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

1. DEVELOPMENT SERVICES COMMITTEE MINUTES

- November 1, 2011, Part A

- November 8, 2011, Part A (10.0)

[Nov 1](#) [Nov 8](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

That the minutes of the Development Services Committee meeting, Part A, held November 1, 2011 and November 8, 2011, be confirmed.

CARRIED

**2. BUTTONVILLE REDEVELOPMENT
CONCEPT PLAN (10.0)**

[Presentation](#)

Don Given of Malone Given Parsons Ltd. gave a presentation outlining the draft Master Plan for the Buttonville Airport lands. The proposed development will create a 21st Century employment district with a vibrant mix of office, retail, residential, and service uses on one of the prime locations for development in the GTA. The presentation included the Vision, the road network, the water feature, opportunities respecting work/play dynamics, value-added amenities, and the provision of density to support transit investments. Mr. Givens described future transit initiatives to connect with the development, road improvement options, and sustainability features.

Applications for Official Plan and Secondary Plan amendments will be forthcoming. Construction is anticipated to begin in 2013, with occupancy in 2015. A Memorandum of Understanding will be initiated, and a working group will be established to resolve issues and refine the plan. Regular updates will be provided to the Development Services Committee.

In response to questions from the Committee, Mr. Givens advised that the airport will be closed prior to the beginning of construction. With the airport height restrictions removed, the tallest structure is proposed to be 6 to 8 storeys high; however, a taller landmark building has been suggested.

Committee discussions included road patterns, transit options, connectivity to Highway 404 and Renfrew Drive, integration into the existing adjacent developments, pedestrian and accessibility initiatives, glass buildings with respect to long-term maintenance, dark sky lighting, gathering places and promenades near the water feature, community amenities, and the treatment of the valleylands to the east including a wildlife connection. The Committee suggested a transit link to the Unionville GO line may be practical.

It was requested that discussions be scheduled for the Committee regarding airport issues and possible impacts from the potential advancement of the Pickering Airport.

Moved by: Councillor Alan Ho
Seconded by: Councillor Colin Campbell

That the presentation provided by Don Given, Malone Given Parsons Ltd. regarding Buttonville Redevelopment Concept Plan be received; and,

That the Buttonville Redevelopment Concept Plan be referred to staff for a report on issues relating to transportation improvements and options, and potential impacts of the closure and Buttonville Airport and possible advancement of the Pickering Airport.

CARRIED

**3. REMINGTON GROUP DOWNTOWN
MARKHAM PHASE 1 – RETAIL FINAL
EVALUATION AND BUILDING MATERIALS (10.0)**
[Presentation](#)

Randy Peddigrew and Sheldon Levitt of Quadrangle Architects Limited gave a presentation regarding Remington Group Downtown Markham Phase 1 – Retail Final Evaluation and Building Materials for buildings ‘L’ and ‘M’. Mr. Levitt explained the location and context of the buildings, the proximity to the Unionville GO Station, sustainability strategies, and the LEED Silver status. Elevations, site plans, floor plans, samples of building materials, and design and landscape features were displayed.

In response to questions from the Committee, the presenters advised that the majority of parking spaces will be located underground, with 400 spaces being provided in the first phase. This is a pedestrian and transit orientated development.

The Committee had comments regarding: targeting net zero energy for the future; promoting the use of public art; bird-strike initiatives; and being dark sky friendly and accessible.

Moved by: Councillor Don Hamilton
Seconded by: Councillor Valerie Burke

That the presentation provided by Randy Peddigrew and Sheldon Levitt of Quadrangle Architects Limited regarding Remington Group Downtown Markham Phase 1 – Retail Final Evaluation and Building Materials be received.

CARRIED

**4. MARKHAM CENTRE STREETScape STANDARDS
STREET HIERARCHY (10.0)**

[Presentation](#)

This matter was deferred from the June 28, 2011 Development Services Committee meeting. The Committee agreed to defer this matter to the next available Development Services Committee meeting, due to a lack of time.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Valerie Burke

That the presentation provided by Mr. Ronji Borooah, Town Architect regarding Markham Centre Streetscape Standards Street Hierarchy, be deferred to the next available Development Services Committee meeting.

CARRIED

**5. PAN AM/PARAPAN AM TORONTO 2015
MARKHAM AQUATICS AND FIELD HOUSE (6.0)**

[Presentation](#)

Douglas Birkenshaw, Kevin Steltzer and Michael Lam from B+H Architects gave a presentation regarding the Pan Am/Para Pan Am Aquatics and Field House. Mr. Birkenshaw explained the location of the facility and the area context, traffic and pedestrian flows, landscaping, building design details, floor plan and facility details, natural lighting elements, exterior facade and materials, and security perimeter fencing. It was noted that a second-floor lobby space has been expanded, as requested by the Markham Live Committee.

Discussions included the security fence design; the possibility of using the building fins as a rotating advertising feature; the use of permeable parking lot materials; public art; potential alternate uses of the badminton courts and configuration of entrances to accommodate them; the addition of an interior or exterior water feature; and, accessibility issues. It was suggested that provisions for a concession stand be accommodated on the second floor in the final details, and that a distinct Markham identification element be added.

The Committee expressed appreciation to the consultants for working with the Town on this project; and to the Pan Am organization for the Legacy opportunity. The Committee directed staff to continue communicating with Council throughout the finalization of the site plan.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the presentation on the proposed Pan Am/Para Pan Am Markham Aquatics and Field House, be received; and,
- 2) That the site plan application be endorsed, in principle; and,

- 3) That final Site plan approval be delegated to the Commissioner of Development Services or his delegate; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. HERITAGE EASEMENT AGREEMENTS FOR
HERITAGE PROPERTY TAX REDUCTION PROGRAM (16.11)**
[Report](#)

A Committee member noted that residents may be hesitant to apply for the program due to concerns that the easement may remain in effect in the event Council cancels the program in the future. Staff were directed to report back on this issue.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Carolina Moretti

- 1) That the Mayor and Clerk be authorized to execute Heritage Easement Agreements with the property owners identified on Schedule “A” attached to the report dated November 22, 2011, and any other documents required to give effect thereto, in a form satisfactory to the Town Solicitor; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

Moved by: Councillor Valerie Burke

Seconded by: Councillor Colin Campbell

- 3) **That Staff prepare a report for an upcoming Development Services Committee meeting regarding the status and impact on Heritage Easement Agreements, in the event Council discontinues the Heritage Property Tax Reduction Program in the future.**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:15 PM.

Alternate formats for this document are available upon request.