



DEVELOPMENT SERVICES COMMITTEE MINUTES

NOVEMBER 5, 2013, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 16

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services
Murray Boyce, Senior Policy Coordinator
Rick Cefaratti, Planner II
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Geoff Day, Senior Planner
Huyen Hare, Senior Business Development Officer
Scott Heaslip, Senior Project Coordinator
Anna Henriques, Senior Planner
Regan Hutcheson, Manager of Heritage Planning
Richard Kendall, Manager, Development - Central
Brian Lee, Senior Manager, Development Engineering
and Transportation

Regrets

Regional Councillor Gord Landon
Councillor Alan Ho

Rino Mostacci, Director of Planning and Urban Design
Elizabeth Silva-Stewart, Senior Planner
Tom Villella, Senior Project Coordinator
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:07 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair. Councillor Alex Chiu assumed the Chair for Economic Development item No. 1.

The Committee recessed at 1:00 pm and reconvened at 2:00 pm.

The Committee welcomed visiting Grade 5 students and teachers from Cornell Village Public School.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. MARKHAM-GEORGE BROWN COLLEGE
PIN DESIGN PROJECT (10.16)**

[Report Pin Design Presentation](#)

Huyen Hare, Senior Business Development Officer, introduced Wing-Ki Chan, coordinator and professor of George Brown College Jewelleries Studies, and gave a brief overview of the Markham-George Brown College Pin Design Project. Markham's Economic Development Department has been collaborating with George Brown College Jewellery School to generate a design for a gift or award item that could be produced for the City of Markham.

Pin concept winner Ms. Pearlamina Cheung made a presentation on her pin concept, inspired by the Markham Civic Centre. A prototype version of the suggested pin was displayed.

The Committee discussed the collaborative initiative and commended the design for its quality of design and creativity. Committee members offered input including suggestions for modifications or additional designs including the size, material and colours of the pin, and that the name Markham be included on the front of the pin.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) That the report entitled "Markham-George Brown College Pin Design Project" be received; and,
- 2) That staff report back to Economic Development Committee on design prototype and production cost/volume options; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES
- October 22, 2013 (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting held October 22, 2013, be confirmed.

CARRIED

**3. CYCLING AND PEDESTRIAN ADVISORY
COMMITTEE (CPAC) MINUTES
- June 20, 2013 (16.34)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held June 20, 2013, be received for information purposes.

CARRIED

**4. PRELIMINARY REPORT
KYLEMORE COMMUNITIES (VICTORIA SQUARE) LTD.
10975 WOODBINE AVENUE
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION
(ZA 13 113916 & SU 13 113916) (10.5, 10.7)**

[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the Staff report entitled “PRELIMINARY REPORT, Kylemore Communities (Victoria Square) Ltd., 10975 Woodbine Avenue, Applications for Zoning By-law Amendment and Draft Plan of Subdivision, File No. 13 113916 & SU 13 113916” be received; and,
- 2) That a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. PRELIMINARY REPORT
2310601 ONTARIO INC.
3912 AND 3928 HIGHWAY 7
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO PERMIT A
HIGH AND MEDIUM DENSITY RESIDENTIAL DEVELOPMENT
SU 13 113228, OP 13 113228 AND ZA 13 113228 (10.3, 10.5, 10.7)
[Report](#)**

The Ward Councillor noted that resident meetings have been held regarding this application and a community meeting is being scheduled for November 20, 2013, and concerns have been identified. Staff advised that this is a preliminary report and a Public Meeting will be held.

Karen Gullason, area resident, made a deputation in opposition to the proposal, and discussed the density and provision of a school site and parklands. Ms. Gullason provided a written copy of her statement.

The Committee suggested wider notification be provided for the Public Meeting, and requested a standard process be established for Council notification of community meetings.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Joe Li

- 1) **That the deputation and written submission by Karen Gullason regarding the applications by 2310601 Ontario Inc., be received; and,**
- 2) That the staff report dated November 5, 2013 titled “PRELIMINARY REPORT, 2310601 Ontario Inc., Applications for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a high and medium density residential development,” be received; and,
- 3) That a Public Meeting be held to consider the applications; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. REQUEST BY STAFF FOR A STREET NAME CHANGE
FROM CARDREW STREET TO PAPER BIRCH DRIVE (10.14)**

[Memo](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the request by Staff to rename Cardrew Street to Paper Birch Drive be approved; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF JUNE 1, 2013 TO AUGUST 31, 2013 (10.0)**

[Report](#)

Staff provided an update on the relocation of the heritage building from 26 Albert Street and construction of a new garage.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of June 1, 2013 to August 31, 2013” 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

**8. PRELIMINARY REPORT
DIGRAM DEVELOPMENTS INC. AND
HUMBOLD PROPERTIES LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
19TM-13003 AND ZONING BY-LAW AMENDMENT,
SOUTHEAST CORNER OF DONALD COUSENS PARKWAY
AND DELRAY DRIVE
(SU 13-129548 AND ZA 13-129548) (10.7, 10.5)
[Report](#)**

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated November 5th, 2013, entitled “Preliminary Report, Digram Developments Inc. and Humbold Properties Ltd., Applications for Draft Plan of Subdivision 19TM-13003 and Zoning By-law Amendment, Southeast Corner of Donald Cousens Parkway and Delray Drive, File Nos. SU 13 129548 and ZA 13 129548”, be received; and,
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. DEVELOPMENT FEE AND
BUILDING FEE BY-LAWS UPDATE (2014) (10.0)
[Report](#) [Attachment](#)**

Jim Baird, Commissioner of Development Services, advised of pending updates to the Development Fee and Building Fee By-laws. A Public Meeting will be scheduled for December, 2013 with the anticipation that the by-laws will be approved and take effect shortly after.

The Committee and staff discussed the proposed adjustments to the fee model and the changing building trends since the introduction of new by-laws several years ago. Staff are proposing a review of the by-laws and their structure and will report back to the Committee in early 2014. The Committee requested comparables from across the Region when this matter comes forward.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the Report titled “Development Fee and Building Fee By-laws Update (2014)”, dated November 5, 2013 be received; and,

- 2) That the proposed amendments be referred to the Development Services Committee Public Meeting to be held on December 3, 2013; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**10. RECOMMENDATION REPORT
APPLICATION FOR SITE PLAN APPROVAL
BY FONTUR INTERNATIONAL INC. FOR A
BELL CANADA MONOPOLE TELECOMMUNICATION TOWER
AND ASSOCIATED EQUIPMENT COMPOUND AT
9255 WOODBINE AVENUE
(SC 13 110509) (10.6)
[Presentation Report](#)**

The Committee was provided with correspondence from residents and a staff memo dated November 5, 2013.

Jim Baird, Commissioner of Development Services, advised that the applicants were in attendance to provide a presentation. The Committee consented to defer this matter until the Ward Councillor was in attendance.

Moved by: Councillor Don Hamilton
Seconded by: Councillor Carolina Moretti

That the application for Site Plan Approval by Fontur International Inc. for a Bell Canada Monopole Telecommunication Tower and associated equipment compound at 9255 Woodbine Avenue, File SC 13 110509, be deferred.

CARRIED

**11. RECOMMENDATION REPORT
REVISED SITE PLAN APPROVAL APPLICATION
BY TURRIS SITES INC. (CARRIER WIND MOBILE)
TO PERMIT A 40 METRE HIGH SHROUDED MONOPOLE
STYLE TELECOMMUNICATIONS TOWER WITHIN A
100 M² FENCED COMPOUND AT 9400 KENNEDY ROAD
(SC 12 126925 001) (10.6)
[Report Attach](#)**

Jim Baird, Commissioner of Development Services, advised that the applicants were in attendance to provide a presentation. The Committee consented to defer this matter until the Ward Councillor was in attendance.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

That the Revised Site Plan Approval application by Turriss Sites Inc. (carrier Wind Mobile) to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road, File # SC 12 126925 001” be deferred.

CARRIED

**12. PRELIMINARY REPORT
INITIATION OF MARKHAM'S
NEW COMPREHENSIVE ZONING BY-LAW PROJECT
(PR 13 128340) (10.5)
[Presentation](#) [Report](#)**

Anna Henriques, Senior Planner, Zoning and Special Projects, made a presentation on the new comprehensive Zoning By-law project, outlining the background, purpose and objectives, key initial steps, draft work program, consultation, and issues identified so far.

The Committee discussed the finished document with respect to availability on-line, ease of use, and integration with the GIS program. The Committee requested an opportunity to examine examples from other municipalities. It was clarified that the project is for housekeeping purposes.

Moved by: Councillor Logan Kanapathi

Seconded by: Deputy Mayor Jack Heath

- 1) That the report entitled “PRELIMINARY REPORT, Initiation of Markham’s New Comprehensive Zoning By-law Project”, dated November 5, 2013, be received; and,
- 2) That Development Services Committee endorse the draft work program for Markham’s New Comprehensive Zoning By-law Project and authorize Staff to proceed with the Project, as outlined in this report; and,
- 3) That Staff be authorized to prepare and issue a Request For Quotation (RFQ) to retain a consultant to prepare a Zoning Issues Analysis and Strategic Direction Report, to identify key issues to be addressed and to recommend an appropriate strategic approach for undertaking the Project; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**13. DONALD COUSENS PARKWAY
(MARKHAM BY-PASS) (13.4)**

Jim Baird, Commissioner of Development Services, reviewed the directions to staff by Development Services Committee on October 1, 2013, regarding the Markham By-pass. A motion was presented for consideration by the Committee.

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Colin Campbell

Whereas the Regional Municipality of York has constructed Donald Cousens Parkway to by-pass Main Street Markham from north of Steeles Avenue to Major Mackenzie Drive East; and,

Whereas the Regional Municipality of York is to complete the Donald Cousens Parkway from Major Mackenzie Drive East to Highway 48 in 2016/2017; and,

Whereas the City of Markham is undertaking the reconstruction of Main Street Markham from Highway 407 to Major Mackenzie Drive East; and,

Whereas the City of Markham is designating Main Street Markham as a local street for access and not for through traffic; and,

Whereas through traffic are continuing to utilize Main Street Markham, and should be discouraged; and,

Now therefore be it resolved that:

- 1) That the Regional Municipality of York be requested to add the name “Markham By-Pass” on all signage for the Donald Cousens Parkway including signage on Highway 407 to encourage residents and commuters to use the Donald Cousens Parkway (Markham By-Pass) route when they are not destined to Main Street Markham; and,
- 2) **** ~~And that signage also be provided south of Steeles Avenue, and that the Region consider renaming the road south of Steeles Avenue “Donald Cousens Parkway”.~~**

CARRIED

** Amended by Council on November 12 to replace Clause 2 with the following:

That staff be directed to request permission from the City of Toronto to permit directional signage to be erected on Markham Road south of Steeles Avenue, advising motorists of the Donald Cousens Parkway (Markham By-Pass) and that the Region of York be requested to provide the appropriate signage.

**14. CITY OF MARKHAM OFFICIAL PLAN - PART 1
OVERVIEW OF REVISED DRAFT OFFICIAL PLAN (10.0)**
[Presentation](#)

Eileen Liasi, representing the German Mills Residents Association, discussed traffic issues in south-east Thornhill and spoke in opposition to the designation of Waggoners Wells Lane and Simonston Boulevard as collector roads.

Marg Wouters, Senior Manager, Policy and Research and Murray Boyce, Senior Policy Coordinator, gave a presentation entitled "City of Markham Official Plan - Part 1 - Overview of Revised Draft Official Plan". The presentation included a review of public consultation, key revisions to the draft Official Plan, related matters, and next steps. The updated version of the Official Plan will be presented later this month and a staff report will be provided with an overview of the main revisions and responses to the submissions received. Discussions of related matters included the Regional Official Plan/ROPA 3 OMB hearing and requests for expansion of the Future Urban Area, employment land conversion applications, the Secondary Plan program, and the Parkland Dedication Study.

The Committee provided comments on minor collector roads with respect to design standards and preserving existing neighbourhoods; streetscape design when bringing massing to the street line; consideration of community uses in certain future green space linkages; preservation of the natural heritage; Bill 140 with respect to provision of second suites; potential of expansion into the whitebelt; and implications of ongoing discussions with Parks Canada regarding the Rouge National Urban Park.

The new Official Plan is targeted to be released to the public on November 19, with consideration at Development Services Committee on December 3 and adoption by Council on December 10, 2013. It will then be forwarded to the Region for approval.

Mike Everard, representing Catholic Cemeteries Archdiocese of Toronto, made a deputation to discuss the shortage of cemetery lands in the area and to request support for the proposed cemetery at Woodbine Avenue and 19th Avenue.

The Committee discussed a potential motion to include the lands owned by the Grace Gospel Church and others at Major Mackenzie Drive west of McCowan Road within the Future Urban Area in the new Official Plan. Staff identified a number of issues that should be taken into consideration in making the motion, and suggested the motion may be more appropriate when the OP is brought forward to Committee.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) **That the deputations by Eileen Liasi, representing the German Mills Residents Association, and Mike Everard, representing Catholic Cemeteries Archdiocese of Toronto, regarding the draft Official Plan, be received; and,**

- 2) That the presentation provided by Marg Wouters, Senior Manager, Policy and Research and Murray Boyce, Senior Policy Coordinator entitled "City of Markham Official Plan - Part 1 - Overview of Revised Draft Official Plan" be received.

CARRIED

**15. FLATO DEVELOPMENTS INC.
- EMPLOYMENT LAND CONVERSION,
NORTHWEST CORNER OF DONALD COUSENS PARKWAY
AND HIGHWAY 7 IN CORNELL (10.0)
[Correspondence](#) [Presentation](#) [Concept Plan](#)**

On October 29, 2013, Council referred consideration of this matter to the Committee meeting this date, time permitting.

Michael Gagnon and Andrew Walker of Gagnon Law, and Shakir Rehmatullah representing Flato Developments Inc., gave a presentation of the proposed employment land conversion at the northwest corner of Donald Cousens Parkway and Highway 7 in Cornell. The land ownership was outlined, and the preliminary concept plan was displayed with residential, retail, office, and park/open space components.

The Committee discussed the employment jobs to be created, compatibility with adjacent developments, and Markham District Energy. Clarification was requested regarding the land ownership along Donald Cousens Parkway. Staff indicated they have not yet undertaken the conversion analysis on this site to determine impact on jobs as an Official Plan amendment application with a supporting justification report has not yet been submitted. Staff also provided comments regarding the proposed building heights.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) **That the presentation by Michael Gagnon and Andrew Walker of Gagnon Law, and Shakir Rehmatullah representing Flato Developments Inc. regarding the proposed official plan amendment application for employment land conversion at the northwest corner of Donald Cousens Parkway and Highway 7, be received; and,**
- 2) **That upon receipt of an official plan amendment application, staff be directed to process the employment land conversion application by Flato Developments Inc. and that the employment land designation be deferred in the new Official Plan; and,**
- 3) **That the employment conversion criteria established by Development Services Committee on October 22, 2013 be applied in the review of this application.**

CARRIED

**16. NEW BUSINESS
DEPUTATIONS
TELECOMMUNICATION TOWERS (10.6)**

Moved by: Deputy Mayor J. Heath

Seconded by: Councillor L. Kanapathi

That the Committee consent to new business to hear depositions regarding the deferred applications for telecommunications towers by:

- Fontur International Inc. at 9255 Woodbine Avenue (SC 13 110509); and,
- Turriss Sites Inc. (Carrier Wind Mobile) at 9400 Kennedy Road (SC 12 126925 001)

CARRIED

There were no depositions on this matter. Members of the public were advised to leave their contact information with the Clerk for notification when these applications come forward.

ADJOURNMENT

The Development Services Committee meeting adjourned at 3:00 PM.

Alternate formats for this document are available upon request.