



FEBRUARY 1, 2011 - 9:00 a.m. - 12:30 p.m.
MINUTES
DEVELOPMENT SERVICES COMMITTEE
Meeting No. 4

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. – 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

John Livey, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community Services
Catherine Conrad, Town Solicitor
George Duncan, Heritage Planner
Anna Henriques, Planner II
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Peter Wokral, Heritage Planner
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. Councillor Don Hamilton assumed the Chair for Item # 12, New Business – Markham Live.

DISCLOSURE OF PECUNIARY INTEREST

None Declared

1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Karen Boniface, Technical Coordinator, Operations, 30 years
Alex Chiu, Councillor Ward 8, Mayor & Council, 25 years
Ron Lepage, Technician, Markham Theatre, Culture, 20 years
Fery Vaghei, Administrative Clerk, Fire Services, Fire & Emergency Services, 15 years
Shawn Erion, Arborist, Operations, 10 years
Michael Larbi, Asset Management Technician, Asset Management, 10 years
Karen Lin, Building Inspector II, Building Standards, 10 years
Rachel Shumski, Gardener, Operations, 10 years
Paul Wealleans, Director, Revenues, Financial Services, 10 years
Kimberly Heaslip, Operations Clerk, Operations, 5 years
Todd Hill, Operations Working Supervisor, Operations, 5 years
Veronica Siu, Senior Business Analyst, Financial Services, 5 years
Bill Stamatopoulos, Truck Driver, Operations, 5 years
Jane Taylor, Manager of Human Resources, Human Resources, 5 years
Winson To, Mechanical Plans Examiner, Building Standards, 5 years
John Wong, Technology Support Specialist 1, Information Technology Services, 5 years
Ida Wong, Contact Centre Representative, Contact Centre, 5 years
Jason Britton, Gardener, Operations, 3 years
Marina Haufschild, Senior Planner, Urban Design, Planning & Urban Design, 3 years
Andrew McNeillage, Administrative Services Clerk, Mail, Clerk's, 3 years

**2. DEVELOPMENT SERVICES COMMITTEE MINUTES1
- January 18, 2011, PART B (10.0)**

[Minutes](#)

With respect to Item # 7, staff noted that a review and discussion of the policies to name streets and parks will be coming forward.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting, Part B, January 18, 2011, be confirmed.

CARRIED

3. HERITAGE MARKHAM COMMITTEE MINUTES
- January 12, 2011 (16.11)
[Minutes](#)

Councillor Valerie Burke indicated urgency for Item # 7 respecting the Sheridan-Paterson House at 8303 Warden Avenue, advising that the building is deteriorating and subject to vandalism. It was requested that prior to the building being boarded up, any animals on the premises be humanely removed. Staff will pursue this matter with the property owner and appropriate staff.

Moved by: Councillor Valerie Burke
Seconded by: Councillor Alex Chiu

That the minutes of the Heritage Markham Committee meeting held January 12, 2011, be received for information purposes.

CARRIED

4. HERITAGE WEEK 2011 PROCLAMATION
FEBRUARY 21 TO FEBRUARY 27, 2011 (16.11)
[Report Attachment](#)

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) That the week of February 21-27, 2011 be proclaimed as Heritage Week in the Town of Markham; and,
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution, including the community outreach measures outlined in the report.

CARRIED

**5. REPORT ON INCOMING PLANNING APPLICATIONS
FOR THE PERIOD OF NOVEMBER 2, 2010 TO JANUARY 7, 2011 (10.0)**

[Report](#)

Mrs. Marion Matthias addressed the Committee with respect to the incoming application for a 23 storey building at 7089 Yonge Street, by Frangian Holdings Ltd. Mrs. Matthias considered the proposal to be premature without a transit system in place. A Committee member also expressed concern for this application.

Staff responded that the application is incomplete and preliminary at this stage. A thorough analysis and public consultation will be part of the process.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Alex Chiu

- 1) **That the deputation by Ms. Marion Matthias, with respect to concerns for the incoming application for a 23-storey building at 7089 Yonge Street, by Frangian Holdings Ltd., be received; and,**
- 2) That Committee receive the report entitled “Report on Incoming Planning Applications for the period of “November 2, 2010 to January 7, 2011” and direct staff to process the applications in accordance with the approval route outlined in the report; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**6. CASTAN AVENUE (AURELIO FILICE)
PROPOSED DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS TO
FACILITATE RESIDENTIAL DEVELOPMENT
(6 SINGLES & 15 TOWNHOUSES) SOUTH OF CASTAN AVENUE
EAST OF HARRY COOK DRIVE, WITHIN SOUTH UNIONVILLE
(SU 10 128366, OP 10 128364 & ZA 10 128365) (10.7, 10.4 & 10.5)**

[Report Attachment](#)

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Colin Campbell

- 1) That the staff report entitled “PRELIMINARY REPORT, Castan Avenue (Aurelio Filice). Proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments to facilitate residential development (6 singles & 15 townhouses) south of Castan Avenue, east of Harry Cook Drive, within South Unionville (SU 10 128366, OP 10 128364 & ZA 10 128365)” be received; and,

- 2) That a Public Meeting be held to consider the proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning by-law amendments (SU 10 128366, OP 10 128364 & ZA 10 128365) submitted by Castan Avenue (Aurelio Filice); and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**7. OFFICIAL PLAN REVIEW
REQUEST TO SCHEDULE A
SPECIAL MEETING OF COUNCIL (10.0 &16.0)**

[Memo](#)

Jim Baird, Commissioner of Development Services, explained that the Town's Official Plan Review requires that a Special Council Meeting be held, pursuant to Subsection 26 of the Planning Act. The meeting will be the launch of the process, and will be followed by extensive public consultation and Council discussions. Staff will bring forward process and technical reports in February, 2011.

The Committee requested that emphasis be placed on Markham's initiatives to address urban sprawl, such as the Growth Plan, as identified in recent Toronto Star articles.

- 1) That staff be authorized to proceed with notice and scheduling for a Special Meeting of Council on April 12, 2011 to commence Markham's Official Plan review, to be held pursuant to Subsection 26 of the Planning Act; and,
- 2) That the Development Services Committee Public Meeting scheduled for April 12, 2011 be cancelled and replaced with a Special Meeting of Council; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. PROPOSED AMENDMENTS TO
DEVELOPMENT FEE AND BUILDING FEE BY-LAWS (10.0)**
[Report](#) [Attachment A](#) [Attachment B](#)

The Committee suggested that the new Urban Design Fee be identified as a “review” instead of “approval”.

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the Report titled “Proposed Amendments to Development Fee and Building Fee By-laws”, Development Services Commission, dated February 1, 2011 be received; and,
- 2) That the proposed amendments be referred to a Public Meeting of Development Services Committee, to be held on February 22, 2011; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. LAND USE STUDY
HUGHSON DRIVE, LUNAR CRESCENT
ANKARA COURT, POLARIS DRIVE AND
ATHENS DRIVE (WEST END)
(SD 10 110091) (10.0)**
[Report](#) [Figures](#) [Appendix A](#) [Appendix B](#)

Mr. Nick McDonald, Principal, Meridian Planning Consultants gave a presentation on the findings of the Land Use Study for the Hughson/Lunar/Ankara/Polaris/Athens area, and provided an overview of the recommendations for amendments to Zoning By-laws 1507 and 221-81, as amended. One Public Meeting and two Community Information Meetings with the local councillor have been held and the prevailing public opinion agrees with the updated zoning being proposed.

Mr. McDonald described the timelines of the neighbourhood: its creation in 1954; the recent Consent and Minor variance applications at 10 Hughson Drive; the Town’s denial of the applications and implementation of an Interim Control By-law to accommodate the Land Use Study; and the Ontario Municipal Board’s approval of the applications for 10 Hughson Drive.

The current standards and character of the neighbourhood were described, and the potential impacts of the new proposed standards, as well as the impacts of lot creation, were illustrated. Comparisons of the current and proposed building envelopes were also demonstrated. It was suggested that there is a public interest in maintaining quality of place through protection of neighbourhoods like this one.

Discussions included the interpretation of provincial polices for intensification, and zoning issues relating to standards that are not identified in the current zoning by-law, such as lot coverage and building height. The recommendation is that lot creation not be permitted; however, land owners still have the option of making an application to the Committee of Adjustment for a severance, or to make minor changes to the standards on a case by case basis.

The Committee questioned if the OMB decision sets a precedent that other property owners may wish to follow. Staff advised that the OMB decision was largely based on the fact that the severance application was made prior to the Town imposing the Interim Control Bylaw and initiating the Land Use Study, and that the Town had not established a position at that time. The Committee indicated support for establishing the position of preserving the unique character of this type of neighbourhood, as they are no longer being created.

Staff was requested to review and consider applying any of the proposed standards that may be appropriate for 10 Hughson Drive, for consistency. Any resulting changes to the By-law will be brought forward at Council. The Interim Control By-law could be extended, if necessary.

Moved by: Councillor Carolina Moretti

Seconded by: Deputy Mayor Jack Heath

- 1) **That correspondence from John Olaes with respect to the proposed by-law, be received; and,**
- 2) **That the presentation by Mr. Nick McDonald, Principal, Meridian Planning Consultants, regarding the Land Use Study, be received; and,**
- 3) That the Staff report dated February 1, 2011 entitled "RECOMMENDATION REPORT, Land Use Study, Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and Athens Drive (west end) (SD 10 110091)," be received; and,
- 4) That the Land Use Planning report prepared by Meridian Planning Consultants for the Hughson/Lunar/Ankara Study Area, Brown's Corners be received; and,
- 5) That the record of the Public Meeting held on November 2, 2010, to obtain comments on the proposed recommendations of the Land Use Planning Report prepared by Meridian Planning Consultants, and proposed zoning by-law amendments to By-laws 1507 and 221-81, as amended, implementing new zoning standards for the study area, be received; and,
- 6) That the Draft Zoning By-law amendments to implement the recommendations of the Land Use Planning report prepared by Meridian Planning Consultants be approved and the draft by-laws attached as Appendix 'B' be finalized and enacted without further notice; and,

- 7) That Council confirms, as per Section 34(17) of the Planning Act, that no further Public Notice is required; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

Note: On February 8, 2011, Council deferred this matter to a future Development Services Committee meeting.

**10. INFORMATION REPORT
PROPOSED SECONDARY SCHOOL
SITE EXCHANGE IN CORNELL BETWEEN
PUBLIC AND CATHOLIC SCHOOL BOARDS
AND THE POTENTIAL ACCOMMODATION O
SOCCER FIELDS WITHIN THESE SCHOOL SITES (10.0)**
[Report Attachment](#)

Staff gave a brief outline of this proposal. The Committee discussed the lack of outdoor soccer facilities and supported seeking new opportunities through investigations by the Markham Centre Sub-committee. Staff was requested to report back to the Committee on any progress.

Moved by: Councillor Colin Campbell
Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated February 1, 2011, entitled “Information Report, proposed secondary school site exchange in Cornell between Public and Catholic school boards and the potential accommodation of soccer fields within these school sites” be received; and,
- 2) **That Staff be requested to continue to work with** York Region District School Board, the York Catholic District School Board and Wykland Estates Inc. with regard to the location of sports facilities within vacant school sites in Cornell and the potential secondary school site exchange between the two school boards; **and further,**
- 3) **That the Markham Sub-committee be requested to meet with the School Boards and investigate the potential location of sports facilities within vacant school sites in Cornell and the potential secondary school site exchange between the two school boards.**

CARRIED

**11. SITE PLAN APPROVAL APPLICATION (SC 10 111677)
20 PETER STREET - MARKHAM VILLAGE
EXTERIOR CLADDING (16.11)**

[Memo Jan 27](#) [Council Extract](#) [Letter](#) [Nov 16 Memo](#) [Attachment Nov 23 Memo](#)

On January 25, 2011, the reconsideration of the subject matter was referred to the Development Services Committee meeting this date.

The Committee received additional correspondence dated January 23, 2011 from Schell Lumber, advising on siding materials, and from Ron Waine, Markham resident, dated January 31, 2011, offering compromise solutions.

Staff provided background information on this issue. On November 23/24, 2010, Markham Council supported the Heritage Markham Committee recommendation requiring the existing “V” joint and bead board vertical siding to be retained and restored as the exterior cladding on the dwelling. The owner has since obtained an analysis and opinion letter from Fisher Environmental Ltd. stating concern with the amount and severity of mould on samples taken from the ceiling, wall and wood, and recommending replacement rather than remediation.

Mr. Kirk Tobias, applicant, gave an overview of his work with Heritage staff and the Heritage Markham Committee in obtaining approvals for renovations to 20 Peter Street. During construction, problems with materials and mould were revealed, resulting in his request for an amendment to the approval to allow replacement of the siding with a similar, cost-efficient and low-maintenance material. He outlined the costs, delays, and potential health issues involved, and provided samples of the existing and proposed materials.

The Committee supported maintaining Heritage standards, but recognized the health concerns. The location and extent of the mould and possibility of remediation were discussed. Mr. Tobias stated that the mould was caused by improper installation and 45-degree angle cuts in the siding. The certificate of analysis states the most severe mould relates to the interior drywall of the ceilings and walls and not in the wood siding. The drywall ceilings and wall have already been removed.

In response to questions, Mr. Tobias advised that the mould had not been discovered during the pre-purchase home inspection, and that he had not approached Public Health regarding the mould issue.

It was noted that owning a heritage home has inherent costs and responsibilities, and that grants may be available. Concern was expressed for the precedent that may be set if approval was granted, although it was stated that every application is considered on its own merits. Discussions included the streetscape of Peter Street that contains other houses with the same V-groove vertical tongue and groove wooden siding.

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

- 1) **That correspondence be received from Schell Lumber, dated January 23, 2011 in support of the applicant's request; and from Ron Waine, Markham resident, dated January 31, 2011 offering compromise solutions; and,**
- 2) **That the deputation by Mr. Kirk Tobias, applicant, be received; and,**
- 3) **That Council consider the new technical information brought forth by the homeowner, regarding mould analysis undertaken by an environmental site assessment and audit professional; and further,**
- 4) **That Council grant the homeowner permission to remove the Bead Board siding, and to replace it with the new V Board siding to match the V Board siding on the balance of the heritage dwelling and the approved addition.**

CARRIED

NEW BUSINESS

12. **MARKHAM INTERNATIONAL SPORTS TRAINING ACADEMY (MISTA) ESTABLISHMENT OF MARKHAM LIVE COMMITTEE (16.24)**

Councillor Don Hamilton assumed the Chair for this item.

Regional Councillor Jim Jones introduced new business at the consent of the Committee. He outlined the potential of the Markham International Sports Training Academy (MISTA) at Kennedy Road and Hwy 407, to be the cornerstone of Markham Centre, and requested a working group be established to complete conceptual drawings and conduct an analysis of the proposed Markham Live project. An initial review would be presented to the Committee in a few weeks.

The Committee discussed funding opportunities, the possible addition of a convention center and hotel, and the budget for the review. Regional Councillor Jim Jones confirmed that work will be performed using an RFP process. The primary objective is to obtain a proper assessment of the costs, revenue potential, and viability.

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Howard Shore

- 1) **That Council authorize the establishment of an ad-hoc committee to complete conceptual drawings of Markham Live and to conduct an analysis of the construction costs, revenue potential, and viability; and,**

- 2) **That the Markham Live Committee report to Council through the Development Services Committee; and further,**

- 3) **That the initial Chair of the Markham Live Committee be Regional Councillor Jim Jones, and the Committee be comprised of Regional Councillor Jim Jones, Mayor Frank Scarpitti, Deputy Mayor Jack Heath, Councillor Alan Ho, Councillor Don Hamilton, Councillor Carolina Moretti, Councillor Colin Campbell, Councillor Howard Shore, and Councillor Alex Chiu, plus four members from the public (sporting community).**

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 1:30 PM.

Alternate formats for this document are available upon request.