

## Development Services Public Meeting Minutes

Meeting Number 5  
March 26, 2019, 7:00 PM - 10:00 PM  
Council Chamber

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman
Regrets	Mayor Frank Scarpitti	Councillor Isa Lee
Staff	Ron Blake, Senior Manager, Development Daniel Brutto, Planner I, North District Sally Campbell, Manager, East District Stacia Muradali, Senior Planner	Amanda Crompton, Planner II, Planning & Urban Design Alida Tari, Manager, Access & Privacy Scott Chapman, Election & Council/Committee Coordinator

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### 1. CALL TO ORDER

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Councillor Keith Irish in the Chair.

The Development Services Committee recessed at 9:06 PM and reconvened at 9:17 PM.

### 2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

### 3. DEPUTATIONS

Deputations were made for the following item:

4.1. Berczy Holdings Inc.

Refer to the individual item for the deputation details.

#### 4. REPORTS

##### **4.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY BERCZY ELGIN HOLDINGS INC. TO FACILITATE THE CREATION OF APPROXIMATELY 798 RESIDENTIAL UNITS, 2 ELEMENTARY SCHOOL BLOCKS OR PARTS THEREOF, 1 PARK BLOCK AND THE SUPPORTING ROAD/LANE NETWORK WHICH INCLUDES ACCESS TO ELGIN MILLS ROAD EAST ON THE SUBJECT PROPERTY KNOWN MUNICIPALLY AS 3575 ELGIN MILLS ROAD EAST (WARD 2) SU/ZA 18 235522 (10.7, 10.5)**

The Public Meeting for this date was to consider an application submitted by Berczy Elgin Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East File No's.: SU/ZA 18 235522.

The Committee Clerk advised that 29 notices were mailed on March 6, 2019, and a Public Meeting sign was posted on March 1, 2019. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Christine Halis, KLM Planning Partners Inc., on behalf of the applicant delivered a PowerPoint presentation regarding the proposed application by Berczy Elgin Holdings Inc.

Andy Langer, Markham resident addressed the Committee regarding the application submitted by Berczy Elgin Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment at 3575 Elgin Mills Road East and provided some comments relative to the importance of having homes that can accommodate our aging community.

Evan MacDonald, Markham resident addressed the Committee relative to the application submitted by Berczy Elgin Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment at 3575 Elgin Mills Road East and stated concerns. He lives just east of the proposed development, and stated concerns about the impact on local traffic and the potential removal of mature

trees along Elgin Mills Road. Mr. MacDonald suggested that a roundabout at Warden Avenue and Elgin Mills Road be considered with no traffic lights along Elgin Mills Road, and inquired about the potential for existing residents to be included in municipal service extensions resulting from the proposed development.

Kate MacDonald, Markham resident addressed the Committee regarding the application submitted by Berczy Elgin Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment at 3575 Elgin Mills Road East and stated concerns. She lives just east of the proposed development and her concerns included potential noise pollution and other inconveniences for the existing residents during construction and as a result of the proposed development.

A representative of Berczy Elgin Holdings Inc. addressed the Committee and confirmed that noise studies have been filed with the application.

Sam Orrico addressed the Committee regarding the application submitted by Berczy Elgin Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment at 3575 Elgin Mills Road East and stated concerns with respect to the loss of agriculture lands being developed.

The Committee discussed the following relative to the proposed application:

- how existing rural homes in the north east quadrant will be protected and incorporated into the development
- potential buffer between the proposed mid-rise development and existing single detached homes
- minimum density requirements in the Future Urban Area (FUA)
- the Regional Capital Improvement Plan that will include future widening of Elgin Mills Road
- preservation of the Heritage buildings and incorporating these into the subdivision
- concerns with the potential increase in traffic
- elements of the master concept plan for the FUA
- secondary and community design plans for the FUA
- the sequence of construction of proposed collector roads within the subdivision
- location and size of the proposed park in relation to the two proposed school blocks
- importance of providing sufficient parking spaces within garages to prevent front yard parking
- potential uses of commercial development

- potential incorporation of roundabouts into these kinds of developments

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jim Jones

1. That the report dated February 11, 2019 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2) (File No’s.: SU/ZA 18 235522)”, be received; and,
2. That the Record of the Public Meeting held on March 26, 2019, with respect to the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2) (File No’s.: SU/ZA 18 235522), be received; and,
3. That the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2) (File No’s.: SU/ZA 18 235522), be referred back to staff for reports and recommendations; and,
4. That the written submission from Don Given, Malone Given Parsons Ltd and deputations from Andy Langer, Evan McDonald and Kate MacDonald be received; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PRELIMINARY REPORT – APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY BERCZY WARDEN HOLDINGS INC. TO FACILITATE 879 RESIDENTIAL UNITS AND MIXED USES ON THE LANDS KNOW MUNICIPALLY AS 10348 WARDEN AVENUE (WARD 2) SU/ZA 18 235516 (10.7, 10.5)**

The Public Meeting for this date was to consider an application submitted by Berczy Warden Holdings Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate 879 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue File No's.: ZA/SU 18 235516.

The Committee Clerk advised that 29 notices were mailed on March 6, 2019, and a Public Meeting sign was posted on March 1, 2019. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Christine Halis, KLM Planning Partners Inc., on behalf of the applicant delivered a PowerPoint presentation regarding the proposed application by Berczy Warden Holdings Inc. at 10348 Warden Avenue.

There were no public comments with respect to this application.

The Committee discussed the following relative to the proposed application:

- landowners that are not part of the Berczy landowners group and whether this would prevent the construction of certain roads
- the requirement for stormwater management facilities and their location
- the importance of a complete collector road network going north and south to serve future residents as homes are built
- encouraging the provision of bus transit services throughout the community from day one
- confirmation on the location of the new fire station to serve the community

Moved by Councillor Alan Ho

Seconded by Councillor Karen Rea

1. That the record of the Public Meeting held on March 26, 2019, with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Warden Holdings Inc., Files SU/ZA 18 235516, be received; and,
2. That the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Warden Holdings Inc., Files SU/ZA 18 235516, be referred back to staff for a report and recommendation; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution

**Carried**

**4.3 PRELIMINARY REPORT 2585231 ONTARIO INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT MEDIUM-RISE RESIDENTIAL AND MIXED USE DEVELOPMENT AT 9999 MARKHAM ROAD, (WARD 5) FILE NOS: ZA/SU 18 180621 (10.5, 10.7)**

The Public Meeting for this date was to consider an application submitted by 2585231 Ontario Inc. for Zoning By-law Amendment and Draft Plan of Subdivision to permit medium-rise residential and mixed use development at 9999 Markham Road File Nos: ZA/SU 18 180621.

The Committee Clerk advised that 212 notices were mailed on March 6, 2019, and a Public Meeting sign was posted on February 26, 2019. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There were no public comments with respect to this application.

Adam Layton, Evans Planning Inc. on behalf of the applicant delivered a PowerPoint presentation regarding the application submitted by 2585231 Ontario Inc. for the proposed development at 9999 Markham Road.

The Committee discussed the following relative to the proposal:

- timing of the phases and the range of housing types being delivered in phase 2
- community amenities, such as schools and parks, that will be assessed through the secondary plan process, which is about to commence
- future consideration of a GO station – staff to include potential location(s) in recommendation report; this will also be part of the secondary plan process
- importance of adequate visitor parking and ensuring this is not obstructed by snow clearing and storage practices
- confirmation of current zoning permissions
- potential for trails on west side of the CN railway
- importance of the City of Markham, TRCA and the applicant working together to manage and mitigate existing flooding issues through appropriate controls
- the extension and alignment of Anderson Avenue from Castlemore Avenue to Mackenzie Drive
- potential traffic infiltration into the local streets as a result of this development
- consider increasing the dedicated park land on the subject development site

- having discussions with Metrolinx to reconsider the potential of having a GO station in this location
- consider increasing density to potentially incent the developer to contribute towards the building of a future GO station

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the Development Services Commission report dated March 18th, 2019 and titled “PRELIMINARY REPORT, 2585231 Ontario Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit medium-rise residential and mixed use development at 9999 Markham Road (Ward 5), File Nos: ZA/SU 18 180621” be received; and,
2. That the record of the Public Meeting held on March 26th, 2019 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications (ZA/SU 18 180621) submitted by 2585231 Ontario Inc. to permit medium-rise residential and mixed use development at 9999 Markham Road, be received; and,
3. That the Zoning By-law Amendment and Draft Plan of Subdivision applications (ZA/SU 18 180621) submitted by 2585231 Ontario Inc. to allow medium-rise residential and mixed use development at 9999 Markham Road, be referred back to Staff for further review and a Recommendation Report; and,
4. That the written submission from Thomas Ysien, be received; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.4 PRELIMINARY REPORT REMINGTON (PARKVIEW) LANDS INC. APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISION TO ALLOW RESIDENTIAL DEVELOPMENT, PARK, STORMWATER MANAGEMENT, ELEMENTARY SCHOOL AND PUBLIC ROAD BLOCKS AT 6400 STEELES AVENUE, WARD 7. FILE NOS: OP/ZA/SU 14 113856 (10.3, 10.5 & 10.7)**

The Public Meeting for this date was to consider an application submitted by Remington (Parkview) Lands Inc. to amend the Official Plan and Zoning By-law Amendment and for Draft Plan of Subdivision to allow residential development, park, stormwater management, elementary school and public road blocks at 6400 Steeles Avenue File Nos: OP/ZA/SU 14 113856.

The Committee Clerk advised that 75 notices were mailed on March 6, 2019, and a Public Meeting sign was posted on March 5, 2019. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There were no public comments with respect to this application.

Randy Pettigrew, Remington Group delivered a PowerPoint presentation regarding the application submitted by Remington (Parkview) Lands Inc. at 6400 Steeles Avenue.

The Committee discussed the following relative to the proposal:

- potential increase in traffic as a result of this proposal, and existing traffic issues
- possibility of extending Denison Street over to 9th Line; concerns about the costs of such a potential road crossing the span of the valley in this location
- consider incorporating senior friendly dwellings into the development that include master bedrooms on the main floor to allow for ‘aging in place’
- issues related to the park and trail connections
- further discussions required with respect to potential conveyance of valley lands into public ownership and the future of the existing golf course on those lands
- consider providing secondary entrances for the singles and semis to allow opportunities for applications for basement apartments in the future
- consider a different unit mix within the development, including bungalows

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the Development Services Commission report dated December 11th, 2018 and titled “PRELIMINARY REPORT, Remington (Parkview) Lands Inc. Applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow residential development, park, stormwater management, elementary school and public road blocks at 6400 Steeles Avenue, Ward 7, File Nos: OP/ZA/SU 14 113856”, be received; and,
2. That the record of the Public Meeting held on March 26th, 2019 with respect to the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (OP/ZA/SU 14 113856) submitted by Remington (Parkview) Lands Inc. to allow residential development, park, stormwater



management, elementary school and public road blocks at 6400 Steeles Avenue, be received; and,

3. That the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (OP/ZA/SU 14 113856) submitted by Remington (Parkview) Lands Inc. to allow residential development, park, stormwater management, elementary school and public road blocks at 6400 Steeles Avenue, be referred back to Staff for further review and a Recommendation Report; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 11:13 PM.