

Electronic Development Services Public Meeting Minutes

Meeting Number 6

October 6, 2020, 7:00 PM - 9:00 PM

Live streamed

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 Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Councillor Amanda Collucci
Staff	Ron Blake, Senior Development Manager, Planning & Urban Design Daniel Brutto, Senior Planner, North District Stephen Kitagawa, Acting Manager, West District Stacia Muradali, Acting Manager, East District	Scott Chapman, Corporate Privacy & Records Coordinator Laura Gold, Council/Committee Coordinator Grace Lombardi, Acting Election & Committee Coordinator

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1. CALL TO ORDER

Under the authority of the *COVID-19 Economic Recovery Act, 2020* (Bill 197) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was conducted electronically with members of Development Services Committee, staff, and guests participating remotely.

The Development Services Public Meeting convened at 7:01 PM with Councillor Keith Irish presiding as Chair.

The Development Services Public Meeting recessed at 8:40 PM and reconvened at 8:50 PM.

Regional Councillor Jack Heath arrived at 8:33 PM.

Councillor Khalid Usman left at 8:40 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. DEPUTATIONS

Deputations were delivered for the following items:

4.1 - Bur Oak (ARH) Developments Inc.

4.2 - 4551 Elgin Mills Developments Inc., Major Kennedy Developments Inc., and Major Kennedy South Developments Inc.

Refer to the individual item for the deputation details.

4. REPORTS

4.1 PRELIMINARY REPORT BUR OAK (ARH) DEVELOPMENTS INC. APPLICATION TO AMEND THE OFFICIAL PLAN TO INCREASE THE FLOOR SPACE INDEX (FSI) FROM 1.75 TO 2.2 TO ALLOW A 20-STOREY APARTMENT BUILDING AT 1709 BUR OAK AVENUE (WARD 4) FILE NO: PLN 20 130579 (10.3)

The Public Meeting for this date was to consider an application submitted by Bur Oak (ARH) Developments Inc. to amend the Official Plan to increase the floor space index (FSI) from 1.75 to 2.2 to allow a 20-storey building at 1709 Bur Oak Avenue (Ward 4), File No. PLN 20 130579.

The Committee Clerk advised that 723 notices were mailed on September 16, 2020, and a Public Meeting sign was posted on September 16, 2020. There were 3 written submissions received in regard to this application.

Stacia Muradali, Acting Manager, East District delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning context, and next steps in the application process.

Scott Walker, NBLC; Gus Maurano, The MBTW Group; and Babak Eslahjou, Core Architects, consultants to the applicant, delivered a presentation on the development proposal, providing an overview of the area context, conceptual site plan, ground floor plan, massing, detailed design elements, sustainability features, and conceptual renderings.

Henry Ly, resident, addressed the Committee and expressed concerns with the application, including those related to the compatibility of the proposal with the existing adjacent low-rise residential neighbourhoods and potential impacts associated with the proposed increases in residential density.

The Committee discussed the following relative to the development application:

- Ensuring the appropriate provision of publicly-accessible park space within the proposed development;
- Investigating resident concerns regarding existing area wind turbulence and potential impacts of the proposal on existing pedestrian-level wind conditions through a wind study;
- Exploring potential opportunities to partner with York Region on the provision of units towards affordable purpose-built rental housing;
- Potential challenges associated with the proposed reduction of onsite parking; and,
- Feasibility of unbundling onsite parking spaces from units to assist with unit affordability and promotion of public transit usage.

The Committee recommended that the application be considered further as part of the Markham Road-Mount Joy Secondary Plan study process.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

1. That the Development Services Commission report dated May 11th, 2020 and titled “Preliminary Report, Bur Oak (ARH) Developments Inc., Application to amend the Official Plan to increase the Floor Space Index (FSI) from 1.75 to 2.2 to allow a 20-storey building at 1709 Bur Oak Avenue (Ward 4), File No. PLN 20 130579,” be received; and,
2. That the record of the Public Meeting held on October 6th, 2020, with respect to the application to amend the Official Plan (PLN 19 130579), submitted by Bur Oak (ARH) Developments Inc. to permit a 20-storey building with 243 apartment units, be received; and further,
3. That the application to amend the Official Plan (PLN 19 130579) submitted by Bur Oak (ARH) Developments Inc. to permit a 20-storey building with 243 apartment units be referred back to Staff and the Markham Sub-Committee for a future recommendation report to be developed through the Markham Road-Mount Joy Secondary Plan study process.

Carried

4.2 PRELIMINARY REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD. TO FACILITATE THE CREATION OF APPROXIMATELY 2,305 DWELLING UNITS (COMPRISED OF DETACHED AND TOWNHOUSES), A COMMUNITY PARK, NEIGHBOURHOOD PARKS, PARKETTES, SCHOOL BLOCKS, STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AND THE SUPPORTING ROAD NETWORK ON THE SUBJECT LANDS KNOWN MUNICIPALLY AS 4551 ELGIN MILLS ROAD EAST, 10225 – 10227 KENNEDY ROAD AND 4638 MAJOR MACKENZIE DRIVE EAST (WARD 6) FILE NO. PLAN 20 113780 (10.7, 10.5)

The Public Meeting for this date was to consider an application submitted by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 2,305 ground oriented dwelling units, and future mixed use and residential development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780.

The Committee Clerk advised that 541 notices were mailed on September 16, 2020, and a Public Meeting sign was posted on September 11, 2020. There were 4 written submissions received regarding this application.

Daniel Brutto, Senior Planner, North District, delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning context, outstanding issues, and next steps in the application process.

Emily Grant, Malone Given Parsons, consultant to the applicant, delivered a presentation on the development proposal, providing an overview of the area context, proposed draft plan of subdivision, and community design attributes.

Ankur Jain, resident, addressed the Committee and expressed concerns regarding potential front yard maintenance challenges for the proposed townhouses fronting Major Mackenzie Drive. Mr. Jain also inquired as to potential improvements to street lighting and road capacity on Elgin Mills Road required to facilitate the proposal. Staff advised that matters related to appropriate road infrastructure will be addressed through the ongoing Elgin Mills Road Municipal Class Environmental Assessment Study and detailed design work being conducted by the City of Markham.

Safaa Botros, resident, addressed the Committee and expressed concerns with the proposal, including those related to the capacity of existing road infrastructure and potential impacts to local traffic resulting from the proposed increases in residential density. Staff advised that these matters will be addressed through the determination of appropriate development phasing and draft plan conditions linked to specific improvements to local transportation infrastructure.

The Committee discussed the following relative to the development application:

- Aligning the timing of development phasing with improvements to transportation infrastructure required to accommodate the proposed subdivision;
- Concerns regarding the proposed decked townhouses fronting Major Mackenzie Drive, including those related to the proposed unit widths and potential front yard maintenance issues;
- Consideration of mid-rise development along the frontage of Major Mackenzie Drive in place of the future high-rise and proposed townhouses;
- Feasibility of incorporating infrastructure for an automatic waste collection system as part of the community waste management plan;
- Consideration of options to facilitate the implementation of purpose built second suites;
- Exploring potential opportunities to partner with York Region on the provision of subdivision units toward affordable purpose-built rental housing;
- Providing appropriate soft landscaping and amenity space for residents of the proposed future subdivision;
- Ensuring appropriate community stormwater management solutions to mitigate potential flood risks to existing neighbouring properties;
- Avoiding the use of retaining walls along arterial roads, where feasible;
- Phasing development of the north block with the development of intervening lands to the south and ensuring the appropriate timing of parks delivery;
- Exploring opportunities to further reduce backlotting onto the greenway system and to maximize public access to parks and green space;
- Ensuring appropriate connectivity between the proposed subdivision, future neighbouring subdivisions, and greenway system through the trail network;
- Expectation that the greenway lands be conveyed to the City; and,

- Feasibility of relocating the stormwater management facilities proposed along Major Mackenzie Drive to achieve built form consistency and/or active public space.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the report dated September 14, 2020 titled “PRELIMINARY REPORT Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment by to facilitate the creation of approximately 2,305 ground oriented dwelling units, and future mixed use and residential development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780”, be received; and,
2. That the Record of the Public Meeting held on October 6, 2020, with respect to the Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment by to facilitate the creation of approximately 2,305 ground oriented dwelling units, and future mixed use and residential development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780, be received; and,
3. That the Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment by to facilitate the creation of approximately 2,305 ground oriented dwelling units, and future mixed use and residential development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780, be referred back to staff to provide a future 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

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

That the Development Services Public Meeting adjourn at 10:42 PM.

Carried