

## Electronic Development Services Public Meeting Minutes

**Meeting Number 3**

**March 23, 2021, 7:00 PM - 9:00 PM**

**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Isa Lee
	Councillor Keith Irish	
Regrets	Councillor Amanda Collucci	Councillor Khalid Usman
Staff	Ron Blake, Senior Development	Laura Gold, Council/Committee
	Manager, Planning & Urban Design	Coordinator
	Stephen Kitagawa, Acting Manager,	Grace Lombardi, Election & Committee
	Development - West	Coordinator
	Amanda Crompton, Planner II,	
	Planning & Urban Design	

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### **1. CALL TO ORDER**

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Councillor Keith Irish in the Chair.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

There was no disclosures of pecuniary interest.

### **3. DEPUTATIONS**

### **4. REPORTS**

#### **4.1 PRELIMINARY REPORT, APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY**

**KENNEDY MM MARKHAM LTD. TO FACILITATE RESIDENTIAL  
AND MIXED USE DEVELOPMENT ON THE LANDS KNOWN  
MUNICIPALLY**

**AS 10537 KENNEDY ROAD (WARD 6), FILE # PLAN-20-129597 (10.7,  
10.5)**

The Public Meeting this date was to consider an application submitted by Kennedy MM Markham Ltd for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6) File # PLAN 20-129597.

The Committee Clerk advised that 12 notices were mailed on March 3, 2021, and a Public Meeting sign was posted on March 1, 2021. No written submissions were received regarding this proposal.

Amanda Crompton, Planner II gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Hayden Poon provided a deputation on the development proposal; suggesting the development proposal needs to be more pedestrian friendly and that residents will need more retail and other types of destinations that are within walking distance from their community.

Committee provided the following feedback on the development proposal:

- The development proposal should be designed to maximize walkability;
- Retail units should be zoned for a variety of uses so that the units can also be used for restaurants, coffee shop and other types of businesses that people like to walk to or that are considered a destination;
- Need to apply the City's experiences from the Cornell Development to improve the walkability of the proposed development;
- Appears to be only residential development in the mixed use block (Laura I can't remember if it was Committee or the deputant that raised this point)
- The development proposal should include a variety of housing types (semis, duplexes, smaller townhomes) at various price points;
- Opposed dual frontage townhomes on Kennedy Road because the yards may not be maintained or residents may put up privacy fences up in the front yard;

- Inquired about the width of the townhomes and requested that the City's development standards be met in regards to the width of the townhomes;
- Inquired why the proposed new road is now straight and not more scenic as originally proposed in the Conceptual Master Plan for the Future Urban Area;
- Suggested that the greenway outside of the Future Urban Area be transferred to public ownership and be included in this development proposal.
- Requested elevations for the townhouses facing Kennedy Road;
- Inquired about the amenity space that is being provided.

Staff provided comments in response to matters noted by the Committee and the Deputant. For example, the City outlined in comments to the Applicant that townhouses are not permitted in Block 3, as per the Robinson Glen Secondary Plan. The proposed new road has likely evolved over time, as more information regarding the connection points is now available. The Owner outlined that this development proposal had no influence on the proposed configuration of the collector road. The greenway will include a trail, but there is currently only a Conceptual Plan for the trail. Staff will investigate whether the City has the authority to include the the greenway lands that are located outside of the Future Urban Area into the draft plan.

James Koutsovitis, Gatzios Planning (Consultant), and Eddie Lee, Land Development & Construction at State Building Group/ Forest Hill Homes (Owner) responded to inquiries from the Public and Committee. The details of the townhomes (including the types of townhomes) are still being determined, as the plans for Block 2 and 3 are still conceptual at this point. The townhomes in Cornell were designed to be affordable by adding purpose-built secondary suites. The retail in the proposed development is facing Kennedy Road to help the businesses flourish.

Moved by Regional Councillor Joe Li  
Seconded by Councillor Andrew Keyes

1. That the deputation by Hayden Poon on the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Kennedy MM Markham Limited to facilitate the development of approximately 401 residential units, a neighbourhood park, a school block, a mixed use block, a stormwater management facility, and the supporting road network at 10537 Kennedy Road (File PLAN-20-129597), be received; and,

2. That the record of the Public Meeting held on March 23, 2021, with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Kennedy MM Markham Limited to facilitate the development of approximately 401 residential units, a neighbourhood park, a school block, a mixed use block, a stormwater management facility, and the supporting road network at 10537 Kennedy Road (File PLAN-20-129597), be received; and,
3. That the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Kennedy MM Markham Limited to facilitate the development of approximately 401 residential units, a neighbourhood park, a school block, a mixed use block, a stormwater management facility, and the supporting road network at 10537 Kennedy Road (File PLAN-20-129597), be referred back to staff for a report and recommendation; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:15 PM.