



Development Services Public Meeting Agenda

Meeting No. 3 | February 6, 2023 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

***Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.***



Development Services Public Meeting Agenda

Meeting Number: 3

February 6, 2023, 7:00 PM - 9:00 PM

Live streamed

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT SC PROPERTIES
INVESTMENT HOLDINGS 8985 WOODBINE AVE. APPLICATION FOR
ZONING BY-LAW AMENDMENT TO PERMIT RESIDENTIAL
REDEVELOPMENT COMPRISED OF 5 UNITS, INCLUDING ONE IN THE
EXISTING HERITAGE HOUSE, 3 ATTACHED TOWNHOUSE

2

UNITS NOT HAVING FRONTAGE ON A PUBLIC ROAD, AND ONE UNIT
LOCATED ABOVE THE GROUND FLOOR OF A NEW DETACHED
ACCESSORY BUILDING. (WARD 2) FILE NO.: PLAN 21 139043 (10.5)

P. Wokral, ext. 7955

4.2 PUBLIC MEETING INFORMATION REPORT 8310 WOODBINE AVENUE,
SOUTHWEST CORNER OF WOODBINE AVENUE AND LANARK ROAD.
ZONING BY-LAW AMENDMENT TO PERMIT A ONE-STOREY MULTI-
UNIT COMMERCIAL BUILDING WITH DRIVE-THROUGH
RESTAURANT.

18

(WARD 8) FILE NO.: PLAN 22 258667 (10.5)

H. Miller, ext. 2945

5. ADJOURNMENT

Date:	Monday, February 6, 2023		
Application Type:	Zoning Amendment Application PLAN 21 139043 (the "Application")		
Owner:	SC Properties Investment Holdings (the "Owner")		
Agent:	Susan Mintz c/o Galbraith & Associates Inc.		
Proposal:	The Owner submitted the Application to permit residential townhouse units not having frontage on a public road as the property fronts an arterial road, being Woodbine Avenue.		
Location:	The Subject Land is located in the Buttonville Heritage Conservation District, on the East side of Woodbine Avenue, with frontage along Woodbine Avenue, and Buttonville Crescent East at the rear.		
File Number:	PLAN 21 139043	Ward:	2
Prepared By:	Peter Wokral, Senior Heritage Planner, Ext. 7955		
Reviewed By:	Regan Hutcheson, MCIP, RPP Manager of Heritage	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on May 5, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on September 1, 2022. The application is currently under review by the City and other External Agencies.

NEXT STEPS

- A Statutory Public Meeting is scheduled for February 6, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan Application

BACKGROUND

Subject Lands and Area Context

The 0.1 ha (0.25 ac) Subject Lands are currently occupied by a 1 ½ storey heritage dwelling known as the William Sutton House, with a recently constructed two-storey commercial addition, a historic shed, and an one storey detached garage, as shown on Figures 2 and 4. Figure 3 shows the surrounding land uses.

The Proposed Development includes five residential units, as shown in Figure 4 and Table 1

The Owner proposes to demolish the recently constructed two-storey commercial addition to the historic William Sutton House to accommodate the construction of three townhouse units at the rear. The Owner also proposes to renovate the William Sutton House as a separate residential unit and demolish and replace an existing one-storey detached garage with a new two-storey, detached coach house for a fifth residential unit on the second floor above the three ground level parking spaces. The Owner proposes to restore the existing historic barn along the Buttonville Crescent East frontage as a single car garage (collectively, the “Proposed Development”).

Table 1: The Proposed Development	
Residential Gross Floor Area:	822.1 m (8,849.0 ft ²)
Retail Space:	None
Dwelling Units:	5
Parking Spaces:	8
Dwelling Units per Hectare	49
Lot Coverage	40%

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	Residential Low Rise
Permitted uses:	Detached and Semi-detached dwellings, townhouses (excluding back-to-back townhouses) and small multi-plex buildings containing three to six units with direct frontage on a public street. Zoning By-law amendments to permit

Table 2: Official Plan Information

	townhouse units not having frontage on a public road may be considered when the property fronts an arterial road, such as Woodbine Avenue, which the subject of this Application.
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A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to Zoning By-law 19-94, as amended, and shown in Figure 2.

Table 3: Zoning By-law Amendment Information

Current Zone:	“Residential Medium Density One-Special” RMD1-S
Permissions:	A wide range of residential and commercial uses, including townhouses and cluster houses.
Proposal:	To permit residential townhouse units not having frontage on a public road as the Subject Lands front an arterial road, being Woodbine Avenue, and to amend the development standards of Zoning By-law 19-94, as amended, to permit the Proposed Development.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial policy, and York Region and City Official Plans**
 - i) The appropriateness of the proposed Zoning By-law amendment to permit the Proposed Development on the Subject Lands.
 - ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the Buttonville Heritage Conservation District Plan.
- c) Parkland Dedication**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**

- i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family-friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Traffic impact and ensuring the adequate supply of parking spaces for the proposed residential use.
- iv) The submission of a future Heritage Permit Application will examine appropriate landscaping, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

h) Heritage Matters

- i) The Application will be reviewed to address the cultural heritage resources on the Subject Lands, including the William Sutton House and the historic accessory building/barn at the rear of the Subject Lands and compliance with the policies and guidelines regarding new development contained in the Buttonville Heritage Conservation District Plan.

i) External Agency Review

- i) The Application must also be reviewed by York Region, and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must also submit applications for a Heritage Permit and Draft Plan of Condominium should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

Accompanying Figures:

- Figure 1: Location Map
- Figure 2: Aerial Photo 2020
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual South Elevation
- Figure 6: Conceptual North Elevation
- Figure 7: Conceptual Rendering (Woodbine Avenue)
- Figure 8: Conceptual Rendering (Coach House)
- Figure 9: Conceptual Rendering (Internal Courtyard)
- Figure 10: Conceptual Rendering (Elevation)

Figure 1

Location Map

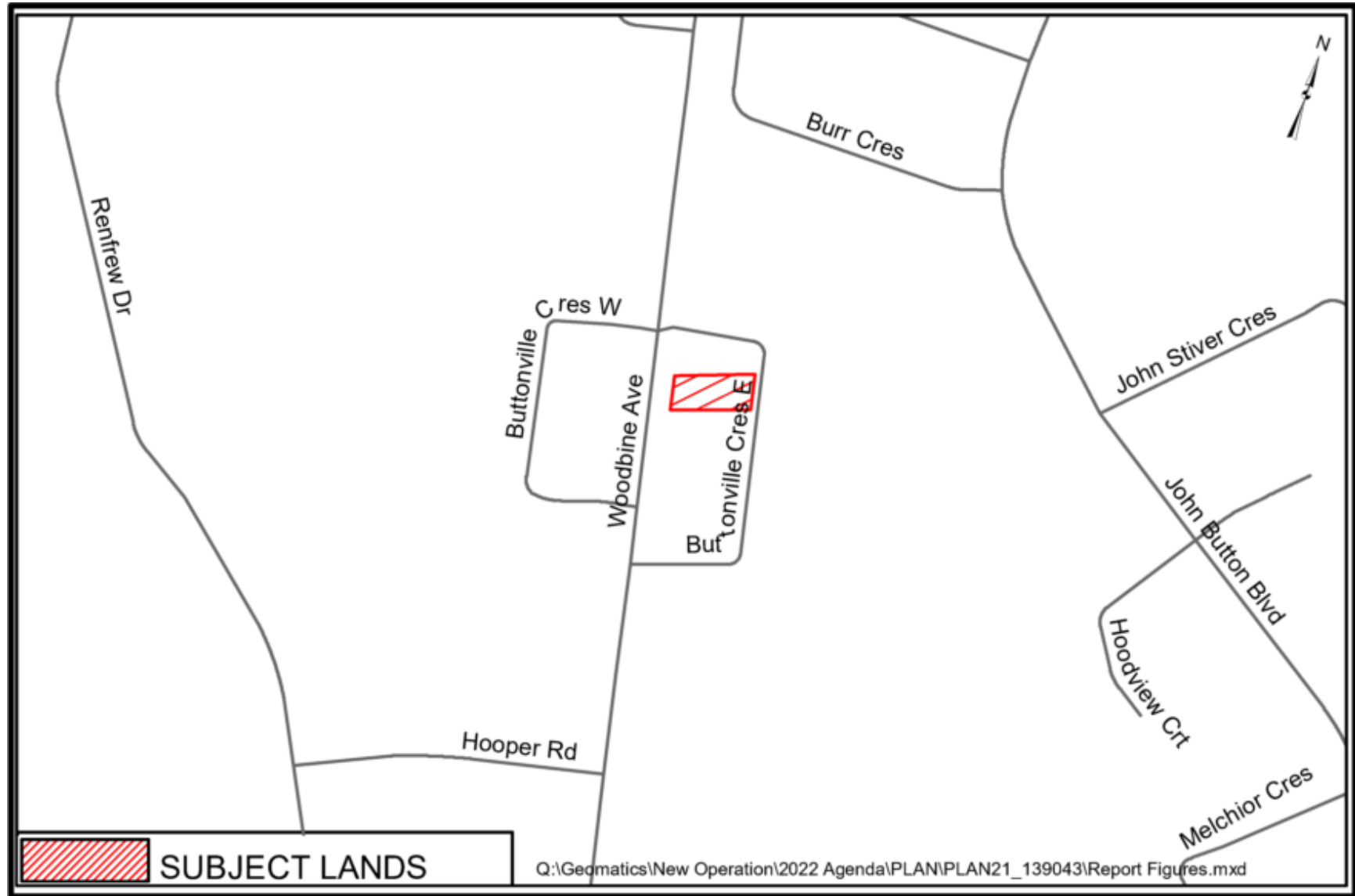


Figure 2

Aerial Photo 2020

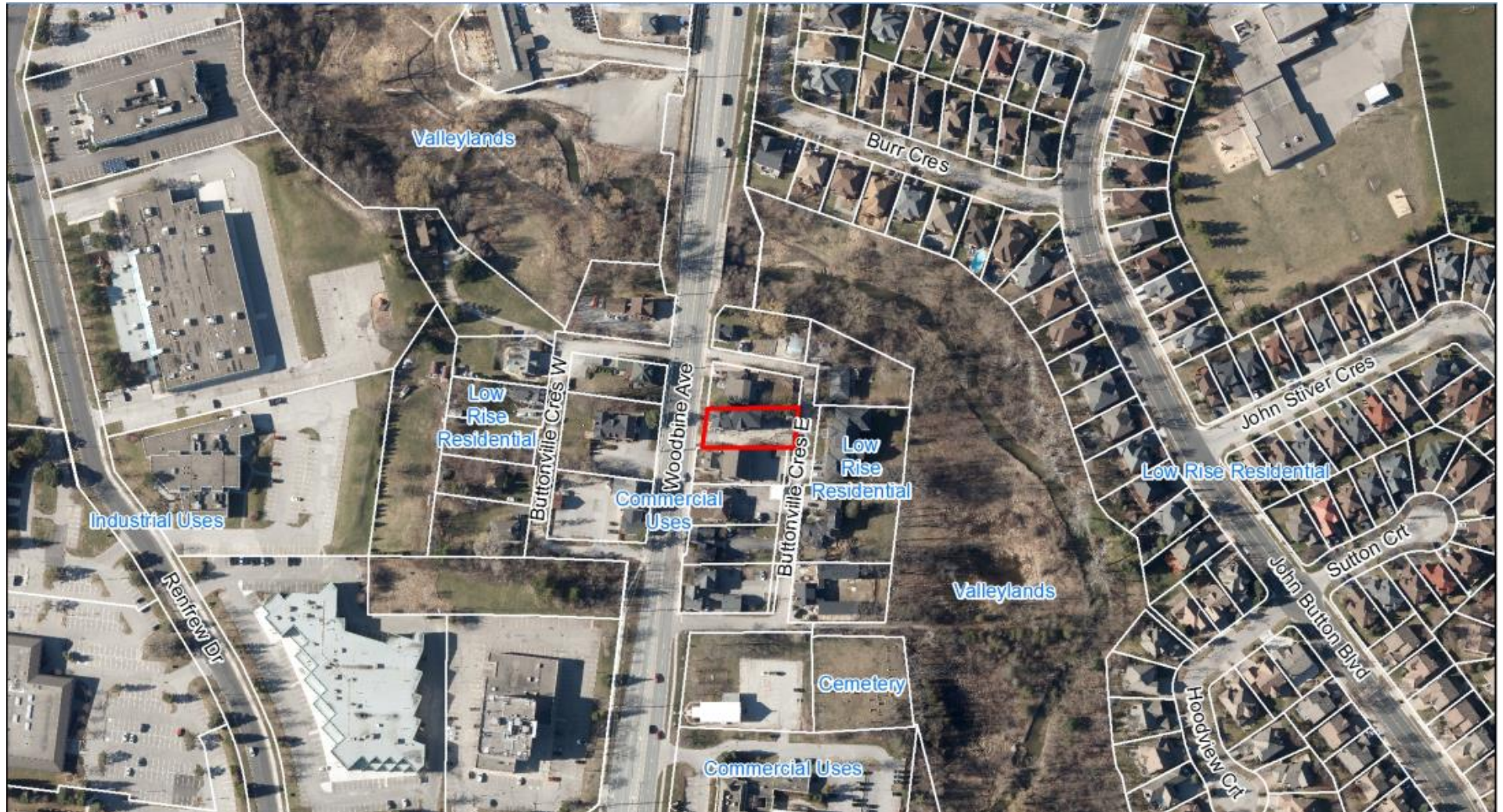


Figure 3

Area Context and Zoning



Conceptual Site Plan

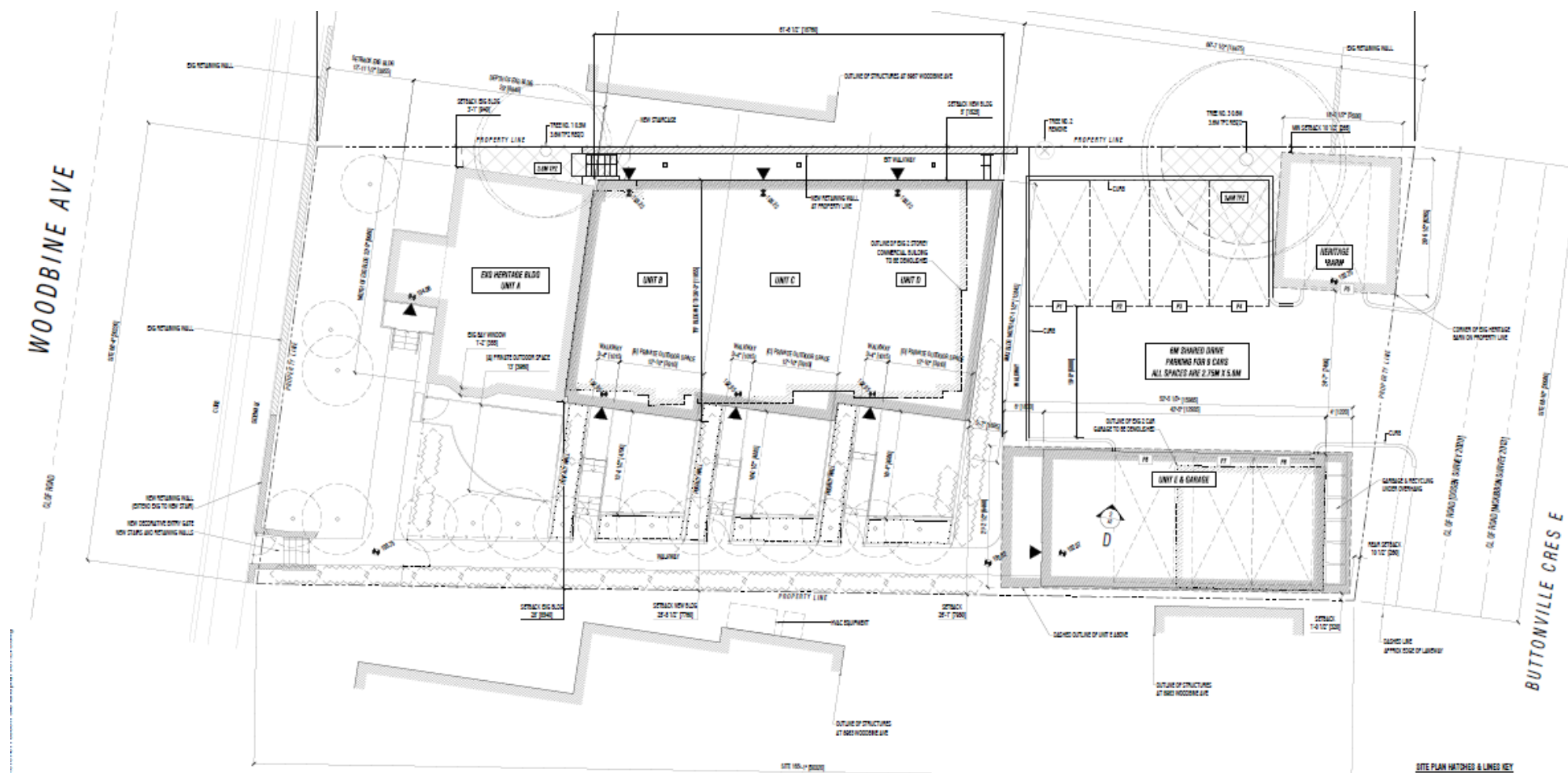


Figure 5

Conceptual South Building Elevation



Figure 6**Conceptual North
Building Elevation**

Figure 7

Conceptual Rendering (Woodbine Avenue)



Figure 7

**Conceptual Rendering
(Coach House)**



Figure8

Conceptual Rendering (Internal Courtyard)



Figure 9

Conceptual Rendering (Elevation)



Date:	Monday, January 23, 2023		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	David Banyasz c/o HNT INC (the "Owner")		
Agent:	Marc De Nardis c/o Gagnon Walker Domes Ltd.		
Proposal:	The Owner proposes to permit a one-storey multi-unit commercial building with a drive-through restaurant (the "Proposed Development")		
Location:	8310 Woodbine Avenue, southwest corner of Woodbine Avenue and Lanark Road (the "Subject Lands")		
File Number:	PLAN 22 258667	Ward:	8
Prepared By:	Hailey Miller, Planner II, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on November 8, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on February 6, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for February 6, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan Control application

BACKGROUND

Subject Lands and Area Context

The 0.38 ha (0.95 ac) Subject Lands are currently vacant (see Figure 2). Figure 2 shows the surrounding land uses.

The Proposed Development includes a one-storey multi-unit commercial plaza, including a drive-through restaurant with the following, as shown in Figure 4

Table 1: the Proposed Development	
Gross Floor Area:	767 m ²
Building Height:	7.62 m
Number of Units:	6 commercial units
Parking Spaces:	35

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“Commercial”
Permitted uses:	Permits commercial, service, retail, office, and restaurant uses.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to Zoning By-law 165-80, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Select Industrial and Automotive Commercial (M.AC)”
Permissions:	This zone permits industrial warehousing, manufacturing, data centres, automotive service centres, automobile service stations, and other similar uses. Through previous Zoning By-law Amendment 2013-129, medical offices and business offices were added as permitted uses on the Subject Lands.
Proposal:	<p>The Owner proposes to amend Zoning By-law 165-80, as amended, to permit the following additional uses:</p> <ul style="list-style-type: none"> • banks and financial institutions • business offices • retail commercial • commercial schools • health centres • medical offices

Table 3: Zoning By-law Amendment Information

	<ul style="list-style-type: none"> • recreational and entertainment facilities • restaurants • drive-through restaurants • take-out restaurants <p>The Owner also proposes site-specific development standards related to minimum landscaped open space and minimum required parking spaces.</p>
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Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, York Region, and City Official Plan**
 - i) The appropriateness of the proposed Zoning By-law Amendment.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Parkland Dedication**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - ii) Traffic impact and ensuring the adequate supply of parking spaces for the commercial uses.
 - iii) Evaluation of the proposed drive-through restaurant and how it meets the Drive-Through Service Facility policies of the City's Official Plan.
- d) External Agency Review**
 - i) The Application must be reviewed by York Region and Buttonville Airport and any applicable requirements must be incorporated into the Proposed Development.
- e) Required Future Applications**
 - i) The Owner must submit an application for Site Plan should the Application be approved, to permit the Proposed Development. As part of this application, Staff will examine matters, such as appropriate landscaping, layout, and snow storage areas.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 6: Conceptual Renderings

Figure 1

Location Map

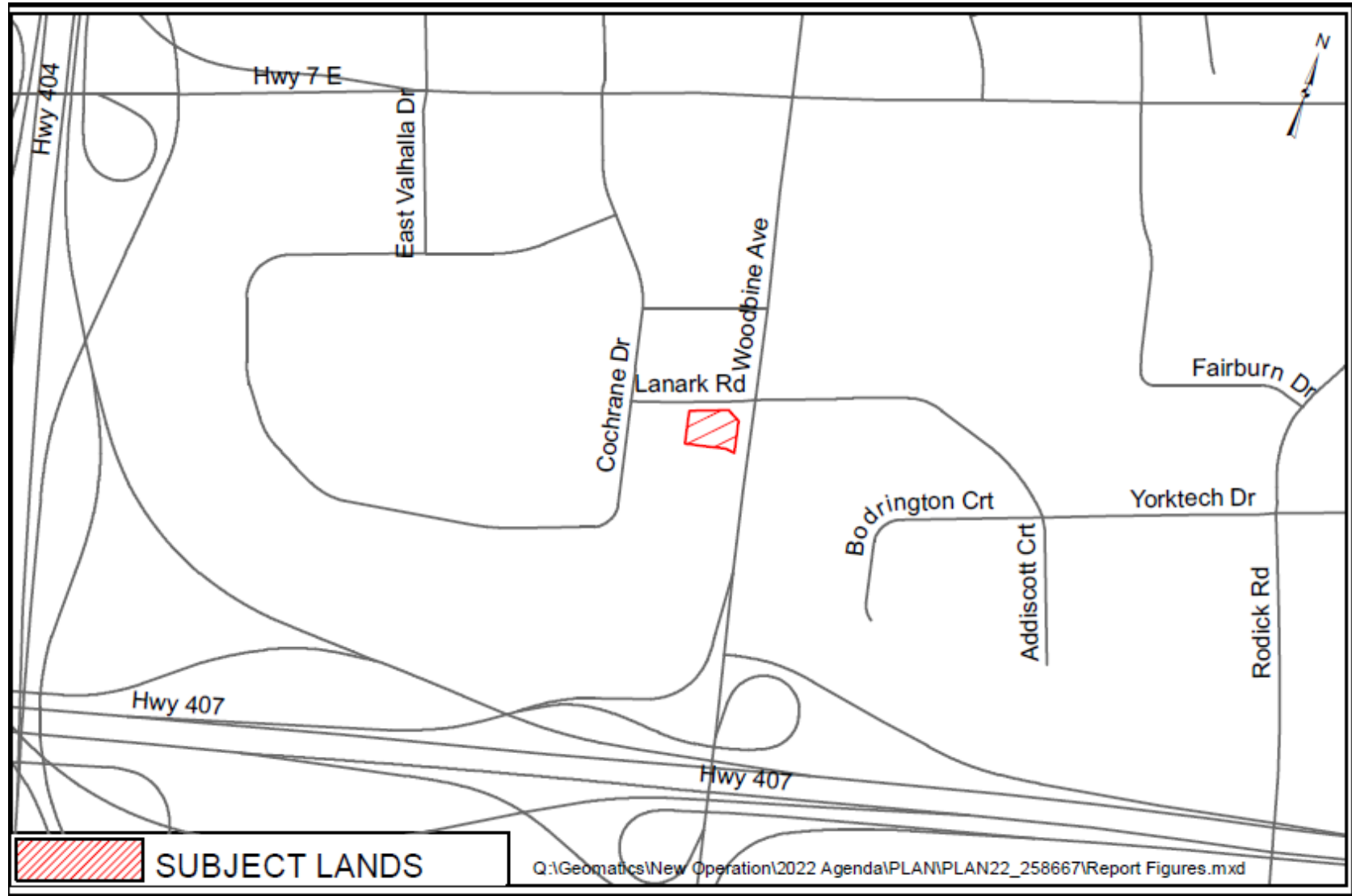


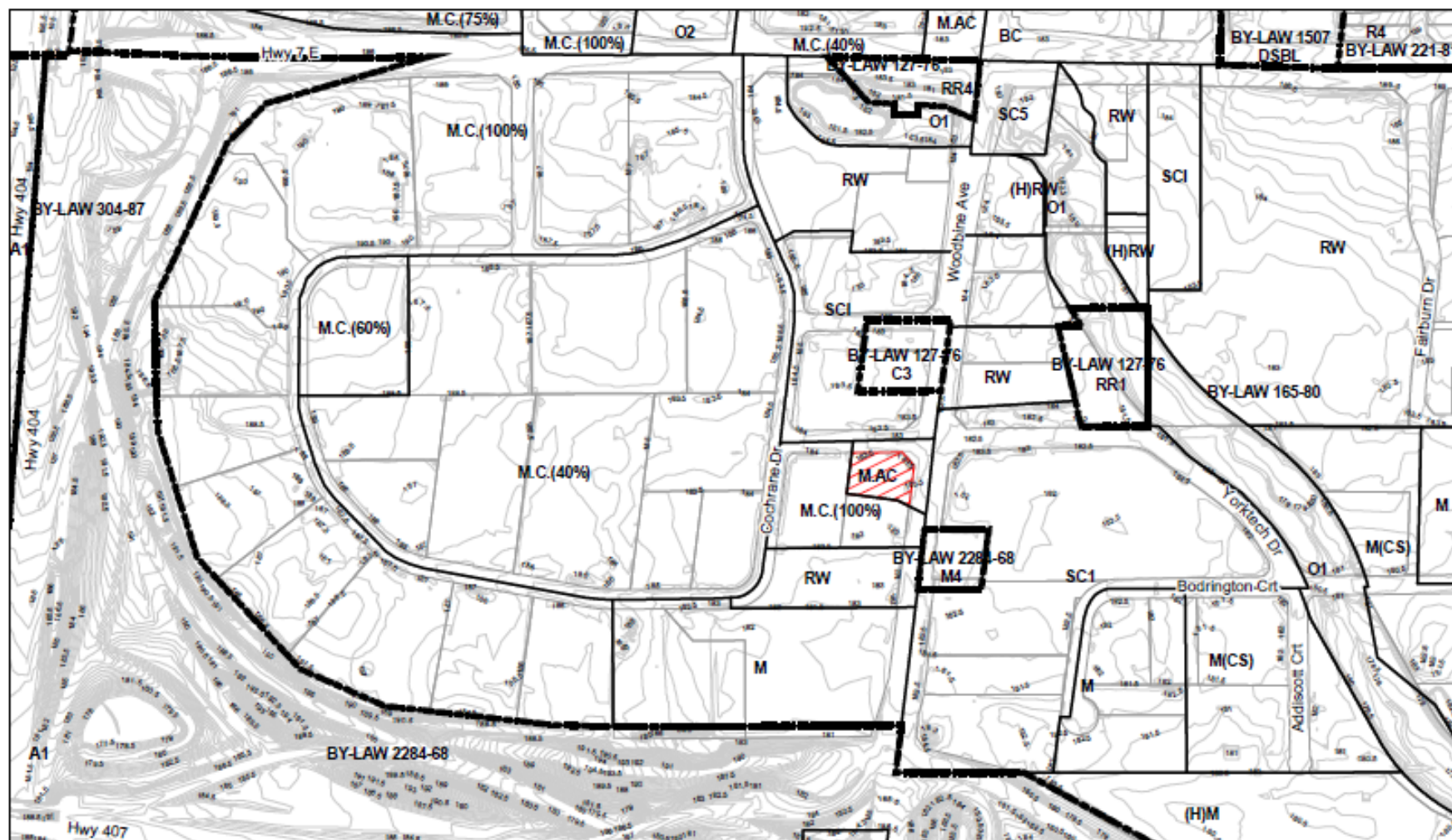
Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Conceptual Site Plan

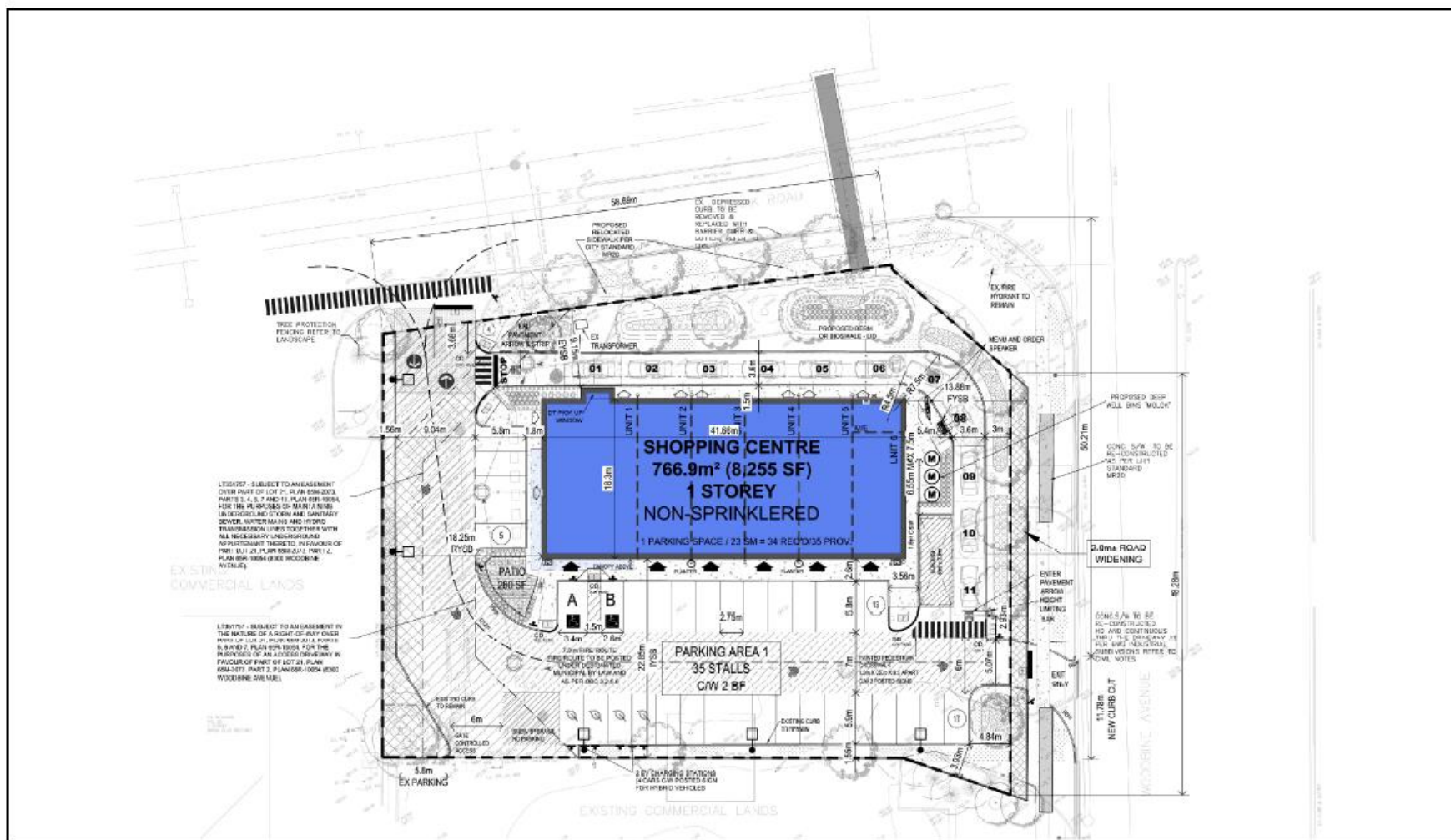


Figure 5

Conceptual Building Elevations



Figure 6

Conceptual Renderings

