



**Minutes**  
**Development Services Public Meeting**  
**December 11, 2018 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 1**

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**All Members of Council**

**Development Services**

Chair: TBD

Vice-Chair: TBD

**Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Don Hamilton  
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 Khaled Usman  
Councillor Isa Lee

Andy Taylor, Chief Administrative Officer  
Sally Campbell, Manager of Development  
Trinela Cane, Commissioner of Corporate Services  
Chris Bird, Director of Building  
Sabrina Bordone, Senior Planner  
Stephen Corr, Senior Planner, Planning & Urban Design  
Biju Karumanchery, Director of Planning and Urban  
Design  
Brian Lee, Director of Engineering  
Joel Lustig, Treasurer  
Carson Tsang, Planner II, West District  
Laura Gold, Council/Committee Coordinator

**Regrets**

Regional Councillor Jack Heath

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**Disclosure of Pecuniary Interest**

None.

**1. PRELIMINARY REPORT**  
**186 OLD KENNEDY DEVELOPMENT INC.**  
**AND 31 VICTORY DEVELOPMENT INC.**  
**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION**  
**AND ZONING BY-LAW AMENDMENT TO PERMIT THE**  
**DEVELOPMENT OF 222 TOWNHOUSE UNITS AT**  
**186 OLD KENNEDY ROAD AND 31 & 51 VICTORY AVENUE (WARD 8)**  
**FILE NOS: SU/ZA 18 149630 (10.7, 10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by 186 Old Kennedy Development Inc. and 31 Victory Development Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of 222 townhouse units at 186 Old Kennedy Road and 31 & 51 Victory Avenue (SU/ZA 18 149630).

The Committee Clerk advised that 678 notices were mailed on November 21, 2018, and a Public Meeting sign was posted on November 21, 2018. Two written submissions were received regarding this proposal.

Sabrina Bordone, Senior Planner gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Ryan Guetter, Weston Consultants provided a presentation on the proposal on behalf of the applicant.

There were no comments from the audience with respect to this application. The Committee discussed the following:

Vision for Area

Committee inquired about the vision for the Old Kennedy area as a whole, including the transportation plan for the area, as they were interested in the access points to the proposed development and the Milliken area.

The Applicant advised that the proposed development is in compliance with the City's Official Plan. Staff advised that a transportation study will be undertaken, as part of the Secondary Plan for the proposed development.

Park

Committee inquired if the park will be just for the school or available for all residents to use. Staff advised that the park will be available for both the school and the public to use.

Laneway

Committee wanted to ensure that the laneway will be wide enough for waste and snow removal. It also inquired where snow will be stored once removed. The Applicant advised that the laneway will be wide enough to accommodate snow and waste removal, but that it was still being determined where the snow will be stored once removed.

#### Size of Townhomes

Committee inquired about the size of the proposed townhomes, including the size of the garage, as it wanted to ensure the garage was large enough to fit a larger car. The Applicant advised that townhomes will be three stories high and on average 2,000 square feet, with the end units being slightly larger in size. The garage will be the size of a standard one car garage.

#### Parking

Committee inquired about the amount of parking each townhome will have. The Applicant advised that each townhome will have two parking spots, one in the garage and one on their driveway.

#### Design of the Townhomes

A Committee Member suggested that the design of the townhomes should consider the design of existing homes in the area.

#### Green Space

Committee suggested that the condominium board should look after the townhomes green space. The Applicant advised that they are still defining the homeowner versus the condominium board's responsibilities, but anticipated that the condominium fee would include the maintenance of all or most of the greenspaces.

#### School

A Committee Member inquired when the school will be built. Staff were not sure when the school would be built at this time.

#### Go Services

A Committee Member requested that impacted residents and purchasers of proposed subdivisions in the Old Kennedy Area be advised that there will be an increase in the GO Services in the area.

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

- 1) That the presentations by Sabrina Bordone, Senior Planner, and by Ryan Guetter, Weston Consultants on the proposed development be received; and,
- 2) That the correspondence on the proposed development be received; and,
- 3) That the Development Services Commission report dated September 10, 2018, entitled "Preliminary Report, 186 Old Kennedy Development Inc. & 31 Victory Development Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of 222 townhouse units at 186 Old Kennedy Road and 31 & 51 Victory Avenue (Ward 8), File Nos. SU/ZA 18 149630", be received; and,

- 4) That the Record of the Public Meeting held on December 11, 2018 with respect to the proposed applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and,
- 5) That the applications by 186 Old Kennedy Development Inc. & 31 Victory Development Inc., for a proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU/ZA 18 149630), be referred back to staff for a report and a recommendation; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

**2. PRELIMINARY REPORT  
AGS CONSULTANTS LIMITED  
ZONING BY-LAW AMENDMENT APPLICATION  
TO EXTEND PERMISSION FOR TEMPORARY USES  
AT 3, 5, 21 ESSEX AVE AND 201, 203, 205 LANGSTAFF RD  
FILE NO.: ZA 18 234292 & ZA 18 234296, WARD 1 (10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by AGS Consultants Limited for Zoning By-law Amendment to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road (ZA 18 234292 & ZA 18 234296).

The Committee Clerk advised that 43 notices were mailed on November 21, 2018, and a Public Meeting sign was posted on November 15, 2018. No written submissions were received regarding this proposal.

Carson Tsang, Planner II, West District provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There were no comments from the audience with respect to this application.

Moved by Councillor Keith Irish  
Seconded by Councillor Alan Ho

- 1) That the presentation by Carlson Tsang, Planner II, West District on the Preliminary Report AGS Consultants Limited Zoning By-Law Amendment Application be received; and,
- 2) That the report dated November 19, 2018 titled "PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for

temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, File No.: ZA 18 234292 & 18 234296, Ward 1", be received; and,

- 3) That the Record of the Public Meeting held on December 11, 2018 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 4) That the application submitted by AGS Consultants Limited for a proposed Zoning By-law Amendment to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

**3. PRELIMINARY REPORT  
FOREST HILL HOMES (CORNELL TOWNS) LTD.  
PROPOSED ZONING BY-LAW AMENDMENT AND  
SITE PLAN CONTROL APPLICATIONS TO PERMIT  
75 CONDOMINIUM TOWNHOUSE DWELLINGS,  
SOUTH SIDE OF RUSTLE WOODS AVENUE,  
WEST OF CORNELL ROUGE BOULEVARD, WARD 5  
FILES ZA/SC 12 111705 (10.6)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Forest Hill Homes (Cornell Towns) Ltd. for Zoning By-law Amendment to permit 75 condominium townhouse dwellings, on the south side of Rustle Woods Avenue and west side of Cornell Rouge Boulevard (ZA 12 111705).

The Committee Clerk advised that 135 notices were mailed on November 21, 2018, and a Public Meeting sign was posted on November 20, 2018. No written submissions were received regarding this proposal.

Stephen Corr, Senior Planner, East District gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation on the proposed development.

There were no comments from the audience with respect to this application. Committee discussed the following:

### Visitor Parking

Committee inquired how many visitor parking spots there will be in the proposed townhouse development. The Applicant advised that there will be nineteen parking spaces for visitors. Staff advised that this meets the zoning by-law requirement of one space per every four condominium units.

Committee asked staff to report back on the number of parking permits issued for the Cornell Area.

### Size of Townhomes

Committee inquired about the size of the townhomes, including the size of the garage, as it wanted to ensure that a larger car would fit in the garage. The Applicant advised that the townhomes will be four stories in height and from 1900 to 2100 square feet in size not including the basement. The garage will be the size of a standard single car garage. Some of the Members were concerned that the square footage was spread out over too many floors and that the garages needed to be larger to accommodate vehicles and storage.

### Second Suites

Committee inquired if the units have purpose built second suites. The Applicant advised that there will be no purpose built second suites included in this development proposal.

Committee asked that it be included in the by-law that second suites are not permitted in these townhomes, so that the purchasers are aware.

Guidelines with respect to when purpose built second suites are permitted/encouraged in Markham were requested and staff advised that they are currently working on a housing strategy for Markham that will address this matter. Typically second suites are encouraged to be incorporated into the design of new homes proposed in areas that are well served by transit and where the built form is well suited to the incorporation of a second suite as it relates to providing separate access, good natural daylight and reasonably scaled living accommodation.

### Design of Proposed Development

Committee suggested that the design of the proposed development should consider more variety in the elevations and roofline, including consideration of end units having one and two storey units.

### Future Condominium

Committee wanted to ensure that the future condominium includes maintenance responsibility for all landscaped area, which was confirmed by the Applicant.

### Park

Committee asked about the timing of construction of the adjacent parkettes, suggesting that these be built at the earliest date possible. Staff advised that this is subject to available capital budget and scheduling of park delivery across the City.

Price of the Units

The Applicant advised that unit pricing is still to be determined but noted it will be dependent on the unit features. The Applicant also indicated that building four story townhomes was anticipated to improve the affordability of the units compared to stacked-townhouses, which often require underground parking.

Tankless Water Heaters

A Committee Member inquired if the tankless water heaters within units are sufficient to accommodate a family. The Applicant advised that newer models of tankless water heaters are much more efficient and will be adequate.

Moved by Councillor Andrew Keyes  
Seconded by Mayor Frank Scarpitti

- 1) That the presentations by Stephen Corr, Senior Planner, Planning & Urban Design and by Forest Hill Homes LTD. on the proposed development be received; and,
- 2) That the correspondence on the proposed development be received; and,
- 3) That the record of the Public Meeting held on December 11, 2018, with respect to the proposed Zoning By-law Amendment application for the lands located on the south side of Rustle Woods Avenue and west side of Cornell Rouge Boulevard, submitted by Forest Hill Homes Ltd., File ZA 12 111705, be received; and,
- 4) That the Zoning By-law Amendment application (File ZA 12 111705) submitted by Forest Hill Homes Ltd. to amend By-laws 304-87 and 177-96, both as amended, including provisions to **prohibit second suites in the townhouse dwelling units** be approved and that the by-law be finalized and enacted without further notice; and further,
- 5) That Council assign servicing allocation for up to 75 townhouse dwellings.

**4. DEVELOPMENT FEE AND  
BUILDING FEE BY-LAWS UPDATE (2018) (10.0)**  
[Report](#)

Chris Bird, Director of Building, and Brian Lee, Director of Engineering provided a presentation on the proposed changes to the development and building fees.

The Public Meeting this date was to consider amendments to the Tariff of Fees for Processing Planning Applications (Development Fee By-law) and the By-law respecting Construction, Demolition and Change of Use Permits and Inspections (Building By-law).

The Committee Clerk advised that notice was provided City wide. The notice was published in the Markham Economist and Sun, and Thornhill Liberal on November 22, 2018. One written submission was received regarding the changes to the fees.

There was a brief discussion on Markham's development approval process. Staff advised that they will be forming a Committee to review and make improvements to the process.

Gabe DiMartino, Building Industry and Land Development Association provided a deputation in support of the staff recommendation.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

- 1) That the presentation by Chris Bird, Director of Building, and Brian Lee, Director of Engineering on the proposed Development Fee & Building Fee By-Law be received; and,
- 2) That the deputation by Gabe DiMartino, Building and Land Development Association be received; and,
- 3) That the Record of the Public Meeting held on December 11, 2018, with respect to the proposed amendments to the Development and Building Fee By-laws be received; and,
- 4) That the amendment to By-law 211-83, as amended, "Tariff of Fees for the Processing of Planning Applications," substantially in the form attached as Attachment A, be enacted; and,
- 5) That By-law 2017-150 as amended be repealed and the attached "By-law respecting Construction, Demolition and Change of Use Permits and Inspections," attached as Attachment "B", be enacted; and,
- 6) That the By-laws come into force and take effect on January 1, 2019; and further,
- 7) That Staff be authorized and directed to do all thing necessary to give effect to this resolution.

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 9:18 PM.

<b>Alternate formats for this document are available upon request.</b>
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