

Development Services Committee Minutes

Meeting Number 9
April 29, 2019, 9:30 AM - 3:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton (arrived at 9:43 AM)	Councillor Karen Rea (arrived at 9:40 AM)
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li (left at 4:45 PM)	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman (left at 4:45 PM)
	Councillor Keith Irish	Councillor Isa Lee (arrived at 10:00 AM)
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Biju Karumanchery, Director, Planning & Urban Design
	Arvin Prasad, Commissioner Development Services	Ron Blake, Senior Manager, Development
	Trinela Cane, Commissioner, Corporate Services	Murray Boyce, Senior Project Coordinator
	Brenda Librecz, Commissioner, Community & Fire Services	Sally Campbell, Manager, East District
	Catherine Conrad, City Solicitor & Acting Director, Human Resources	Marg Wouters, Senior Manager, Policy & Research
	Bryan Frois, Chief of Staff	John Yeh, Manager, Policy & Research
	Brian Lee, Director Engineering	Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Committee convened at the hour of 9:32 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

The Development Services Committee recessed at 11:17 AM and reconvened at 11:30 AM.

The Development Services Committee recessed at 1:19 PM and reconvened at 2:01 PM.

The Development Services Committee recessed at 4:45 PM and reconvened at 4:55 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 15, 2019 (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held April 15, 2019, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Todd Bailey, Waterworks Operator II, Environmental Services, 30 years

Christopher Lawton, Alarm Room Operator, Fire Services, 30 years

Shelley Marshall, Firefighter, Fire Services, 30 years

Keith McGuckin, Firefighter, Fire Services, 30 years

John Hoover, Operations Supervisor, Roads, Operations - Roads, 30 years

Donald McLellan, Operations Working Supervisor, Operations - Roads, 30 years

Lambros Tsatsanis, Operations Working Supervisor, Operations - Roads, 30 years

Robert Penner, Manager, Utility Inspection & Survey Group, Operations, 25 years

Elizabeth Wimmer, Senior Planner, Urban Design, Planning & Urban Design, 25 years

James Bingham, Supervisor, Parks Operations, Operations - Parks, 20 years

Sheila Fockler, Operations Labourer/Driver, Operations - Parks, 20 years

Justin Butler, Facility Operator II, Cornell C.C., Recreation Services, 20 years

Rafael Saa, Building Inspector II, Building Standards, 15 years

Tim Ballagh, Waterworks Operator II, Environmental Services, 15 years

Alberto Lim, Senior Capital Works Engineer, Engineering, 10 years

Lyrae Ignacio, Client Advisor ITS, Information Technology Services, 10 years

Crystal Thorne, Administrative Assistant, Commissioner's Office - Development Services Commission, 5 years

Craig Breen, Supervisor, Road Operations, Operations - Roads, 5 years

Heather Atherton, Manager, Community, Recreation Services, 5 years

5. DEPUTATIONS

Deputations were received for the following items:

5.1 Yonge North Subway Extension

11.1 Nascent/Sher (9704 McCowan)

11.4 2522584 Ontario Inc.

Refer to the individual items for the deputation details.

5.1 YONGE NORTH SUBWAY EXTENSION (5.14)

Regional Councillor Jim Jones addressed the Committee and provided Members of Committee with a brief background and timeline of key transit projects surrounding the Highway 7-Highway 407 Yonge Street-Langstaff Road area, and identified the great potential of the area as a destination transit hub.

David Wilson, NCE Value Engineers Inc., delivered a PowerPoint presentation on a proposed Yonge/Highway 7 Regional Centre. Mr. Wilson discussed future transit plans in the area, opportunities for optimizing land, implementation costs, integration with existing transit systems, preferred configurations, and next steps.

The Committee discussed the following relative to the Yonge North Subway Extension:

- opportunities for mixed-use intensification around the proposed transit hub
- potential need for an additional station between the proposed Hwy 7 and 16th Ave stations (i.e. Bantry Avenue)
- strategies for accommodating east-west traffic

- importance of burying the hydro transmission line to create developable land to promote high density transit-supportive development opportunities
- need to continue discussions with the Province and key agencies (i.e. Hydro One) to determine whether there is full support for burying hydro transmission lines in key locations, and emphasize the great economic development potential of the area to secure agreements with these organizations
- potential for the establishment of an ad hoc committee of Council or a tri-city taskforce with the City of Richmond Hill and the City of Vaughan to coordinate the project
- additional information required before requesting realignments to existing transit plans
- need for agreements with the Province and Hydro One
- need to design surrounding transportation infrastructure to ensure appropriate access and walkability to the transit hub (free shuttles, short distance discounted bus passes)
- opportunities for convergence between existing transit systems
- potential for a multi-level parking structure and bus terminals to make most efficient use of surrounding land

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

1. That the deputation of David Wilson be received.

Carried

6. COMMUNICATIONS

Communications were received for the following items:

11.1 Nascent/Sher (9704 McCowan)

11.4 2522584 Ontario Inc.

7. PETITIONS

There were no petitions.

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 AFFORDABLE AND RENTAL HOUSING STRATEGY – HOUSING NEEDS ASSESSMENT AND NEXT STEPS (10.0)

Murray Boyce, Senior Policy Coordinator, Policy and Research, addressed the Committee and provided a brief update on the status of the City's Affordable and Rental Housing Strategy.

Christine Pacini, SHS Consulting, consultants for the City of Markham, addressed the Committee and delivered a PowerPoint presentation on the Phase 1 Housing Needs Assessment entitled "Affordable and Rental Housing Strategy - Housing Needs Assessment and Next Steps."

The Committee discussed the following relative to the presentation:

- importance of including strategies and provisions for allowing aging in place
- tools and incentives for encouraging developers to construct purpose-built rental and affordable housing
- leveraging lands subject to employment conversion requests and parkland dedication for purpose-built rental, affordable and seniors housing
- double-purposing government-owned land (i.e. parking lots) for the provision of affordable units
- additional tools for promoting affordable housing such as rent-to-own and purpose-built secondary suites
- inclusion of new graduates, religious institutions, and charitable organizations such as Habitat for Humanity in stakeholder consultations

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the presentation entitled “Affordable and Rental Housing Strategy – Housing Needs Assessment and Next Steps” dated April 29, 2019 be received.

Carried

8.2 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW (10.0)

Paul Freeman, Chief Planner, Corporate Services Department, Region of York, was in attendance and delivered a PowerPoint presentation on the York Region Municipal Comprehensive Review.

The Committee discussed the following relative to the presentation:

- concerns about the projected rate of employment growth relative to projected population growth in York Region
- need for greater investment from the Province in transportation infrastructure across York Region required to accommodate intensification targets set out in Provincial policies
- potential opportunities for road projects and improvements funded through development charges and property tax levied by York Region
- appropriateness of the additional Major Transit Station Areas identified on Hwy 7 east of Kennedy Road
- need to prioritize purpose-built rental and affordable housing for lands subject to employment conversion requests

Moved by Councillor Khalid Usman

Seconded by Councillor Keith Irish

1. That the presentation provided by Paul Freeman, Chief Planner, Corporate Services Department, Region of York entitled " York Region Municipal Comprehensive Review", be received.

Carried

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 AFFORDABLE AND RENTAL HOUSING STRATEGY - HOUSING NEEDS ASSESSMENT (10.0)

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the report entitled "Affordable and Rental Housing Strategy – Housing Needs Assessment" dated April 29, 2019 be received.

Carried

9.2 PRELIMINARY REPORT, CAN-AM EXPRESS, C/O HALEY PLANNING SOLUTIONS, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE OUTDOOR STORAGE OF MOTOR

VEHICLES INCLUDING LICENSED CHARTER BUSES AT 332 AND 338 JOHN STREET (WARD 1)

FILE NO. ZA 18 231295 (10.5)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the report titled “Preliminary Report, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street, (Ward 1), File No. ZA 18 231295” be received.

Carried

9.3 HERITAGE DESIGNATION BY-LAW AMENDMENTS LEGAL DESCRIPTIONS (16.11)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the staff report entitled “Heritage Designation By-law Amendments, Legal Descriptions”, dated April 29, 2019, be received; and,
2. That the heritage designation by-laws for the following municipal property addresses be amended to reflect their current legal descriptions:
 1. 33 Artisan Trail (formerly 10372 Woodbine Ave.)
 2. 37 Artisan Trail (formerly 10271 Woodbine Ave.)
 3. 39 Artisan Trail (formerly 10327 Woodbine Ave.)
 4. 17 Campus Close (formerly 10521 Woodbine Ave.)
 5. 43 Castlevue Crescent (formerly 10077 Woodbine Ave.)
 6. 18 Cecil Nichols Ave. (formerly 10510 Woodbine Ave.)
 7. 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.)
 8. 99 YMCA Boulevard (formerly 7996 Kennedy Rd.)
 9. 819 Bur Oak Avenue (formerly 9483 McCowan Rd.)
 10. 226 Edward Jefferys Avenue (formerly 9462 Hwy. 48)

11. 11 Heritage Corners Lane (formerly 9251 Hwy. 48)
12. 8 Wismer Place (formerly 10391 Woodbine Ave.)
13. 2 Alexander Hunter Place (formerly 31 Helen Ave.)
14. 2665 Bur Oak Avenue (formerly 7006 16th Ave.)
15. 60 Dame Gruev Drive (formerly 6297 Major Mackenzie Dr.)
16. 8 Green Hollow Court (formerly 9642 9th Line)
17. 1 Kalvinster Drive (formerly 6937 Hwy. 7)
18. 28 Pike Lane (formerly 9451 9th Line)
19. 527 William Forster Road (formerly 8882 Reesor Rd.)
20. 9899 Markham Road (formerly 9899 Hwy. 48)
21. 28 Busch Avenue (formerly 4672 Kennedy Road)
22. 128 Harbord Street (formerly 4672 Kenney Road)
23. 10000 Kennedy Road (formerly Part of Lot 20, Concession 5)
24. 14 Heritage Corners Lane (formerly 11022 Kennedy Rd.)
25. 45 Stollery Pond Crescent (formerly 4075 Major Mackenzie Dr.)
26. 11 Tannis Street (formerly 9765-9767 Kennedy Rd.)
27. 99 Thoroughbred Way (formerly 9804 McCowan Rd.)
28. 3 Tralee Court (formerly 4077 Major Mackenzie Dr.)
29. 628 Wilfred Murison Avenue (formerly 9486 McCowan Rd.)
30. 6888 14th Avenue (formerly 7166 14th Ave.)
31. 6890 14th Avenue (formerly 7124 14th Ave.)
32. 7 Bewell Drive (formerly 7447 9th Line)
33. 15 Bewell Drive (formerly 7449 9th Line)
34. 70 Karachi Drive (formerly 7555 Markham Rd.)
35. 66 Monique Court (formerly 7205 Markham Rd.)
36. 16 Moore's Court (formerly 7085 14th Ave.)
37. 60 Maple Park Way (formerly Part of Lot 6 Concession 5)

3. That notice of the proposed amendments be given to the property owners in accordance with the *Ontario Heritage Act*; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.4 RECOMMENDATION REPORT- UPDATE ON PLANNING FOR THE ONTARIO HERITAGE CONFERENCE 2020 (16.11)

The Committee consented to recommend that Councillor Karen Rea and Councillor Reid McAlpine be appointed to Markham's Local Organizing Committee (LOC) for the Ontario Heritage Conference 2020.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the staff report titled "Recommendation Report, Update on Planning for the Ontario Heritage Conference 2020", dated April 29, 2019, be received; and,
2. That **Councillor Karen Rea and Councillor Reid McAlpine** be appointed to Markham's Local Organizing Committee (LOC) for the Ontario Heritage Conference 2020; and,
3. That up to \$5,000 be allocated from the Heritage Preservation Account (087 2800 115) for promotional material that will be used at the 2019 Ontario Heritage Conference and that any unused funding be returned to the Heritage Preservation Account; and, further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.5 8330 WOODBINE AVENUE, PARKING REVIEW, WARD 8 (5.12)

There was discussion on the concept of shared parking and the use of survey results from proxy sites in calculating the number of required parking spaces for the proposed mixed-use development.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the Memorandum from the Director of Engineering titled “8330 Woodbine Avenue, Parking Review, Ward 8” be received; and further,
2. That staff be directed to do all things to necessary to give effect to this resolution.

Carried

10. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 PROVINCE ANNOUNCEMENT OF YONGE NORTH SUBWAY EXTENSION (5.14)

Ed Sajecki, Sajecki Planning, consultant for the City of Markham, addressed the Committee in regard to the proposed Royal Orchard Station to the Yonge North Subway Extension. Mr. Sajecki confirmed that based on a review of Markham's Official Plan and a surrounding land analysis, there is sufficient development potential surrounding the proposed Royal Orchard Station to the meet transit-supportive density requirements of a Major Transit Station Area (MTSA).

The Committee consented to defer the staff presentation to a future Development Services Committee meeting.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. **That the PowerPoint presentation entitled “Provincial Announcement of Yonge North Subway Extension” be deferred to a future Development Services Committee meeting.**

Carried

11. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

11.1 RECOMMENDATION REPORT - NASCENT/SHER (9704 MCCOWAN) INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT AN EIGHT (8) STOREY MIXED USE APARTMENT

**BUILDING, AND THREE FIVE (5) STOREY APARTMENT BUILDINGS
AT 9704 MCCOWAN ROAD**

**FILE NOS. OP 17 174837, ZA 17 174837 AND SC 18 174837 (WARD 6)
(10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced the recommendation report.

Ben Quan, representative for the owner of Radiant Way Montessori School, the neighbouring property to the north of the proposed development, addressed the Committee and stated concerns with the proposed development, including potential disturbances caused by construction and potential safety implications to children attending the daycare. Mr. Quan advised that his client has been in negotiations with the applicant but has not yet reached an agreement. Mr. Quan requested that, should the Committee endorse the application, the application not be referred to Council for approval until such time that the applicant and owner of Radiant Way Montessori School have reached a mutually satisfactory resolution to outstanding concerns.

Bruce Hall, The Planning Partnership, consultant for the applicant, delivered a PowerPoint presentation on the proposed development. Mr. Hall advised of the applicant's proposals for accommodating the concerns raised by Radiant Way Montessori School, including consulting with the parents of the daycare prior to construction, strategies for minimizing disturbances during construction, and providing a hook up sanitary line to the Montessori lands.

Umes Shan, Markham resident, addressed the Committee and stated concerns with respect to the proposed development, including the potential for increased traffic and traffic safety issues resulting from the increased density, incompatibility of the building design relative to existing properties in the area, and potential fire safety implications resulting from the close proximity of the proposed development to the neighbouring gas station

The Committee consented that Council approval of the applications be made conditional upon the applicant reaching an agreement with the owner of Radiant Way Montessori School.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jack Heath

1. That the report titled "RECOMMENDATION REPORT, Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three five (5) storey

apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837, ZA 17 174837 and SC 18 174837 (Ward 6)” be received; and,

2. **That the deputations of Ben Quan and Umes Shan be received; and,**
3. **That the communications of Ben Quan be received; and,**
4. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved; and,
5. That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice; and,
6. That the Site Plan application by Nascent/Sher (9704 McCowan) Inc. be endorsed in principle, subject to the Conditions attached as Appendix ‘C’ and that Site Plan approval be delegated to the Director of Planning and Urban Design or their designate; and,
7. That conditions of site plan approval require that, prior to the issuance of any building permits, the owner enter into and be a participant in good standing of the Berczy Village Developers’ Group Cost Sharing Agreement, or alternatively, that the owner provides the City with documentation from the Trustee confirming they have satisfied all its obligations to the Group; and,
8. That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period; and,
9. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix ‘B’ to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
10. That servicing allocation for one hundred and twelve (112) dwelling units be assigned to the subject development; and,
11. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
12. **That approval of the applications by Council be conditional upon an agreement between the applicant and the neighbouring property owner to the north; and,**

13. **That the applications not be referred to Council for approval until the applicant and the neighbouring property owner to the north reach an agreement resolving outstanding concerns; and further,**
14. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.2 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW (MCR) STATUS UPDATE (10.0)

There was no discussion on this item.

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

1. That the staff report entitled, “York Regional Municipal Comprehensive Review Status Update” dated April 29, 2019, be received; and,
2. That a community information meeting be scheduled in June 2019 to obtain public input on York Region’s draft Major Transit Station Areas to inform the City’s comments to York Region; and,
3. That landowners with employment land conversion requests be invited to delegate at a future Development Services Committee meeting with sufficient information to address York Region’s proposed conversion criteria, attached as Appendix ‘C’ to this report; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.3 RECOMMENDATION REPORT, BERCZY GLEN LANDOWNERS GROUP, PROPOSED MODIFICATION TO THE BERCZY GLEN SECONDARY PLAN AREA – EAST OF THE HYDRO CORRIDOR, SOUTH OF ELGIN MILLS ROAD EAST (WARD 2) FILE OP 17-128173 (10.0)

Ron Blake, Senior Manager, Development, addressed the Committee and provided a brief introduction to the staff report.

Maria Gatzios, Gatzios Planning, consultant for the Berczy Glen Landowners Group, delivered a PowerPoint presentation on the application regarding the proposed modification to the Berczy Glen Secondary Plan Area.

The Committee discussed the following relative to the report:

- concerns about the relocation and reduction of private outdoor amenity and greenspaces in back-to-back townhouses
- prioritizing as much as possible the placement of back-to-back townhouses near public parks and amenity spaces
- affordability of back-to-back townhouse units relative to standard rear-yard townhouses
- existing controls or policies by which the City can control the quantity and location of these types of units
- opportunities for a trail network through the Berczy Creek and valley lands
- opportunities for bike lanes and multi-use trails throughout the Berczy Glen collector road network

The Committee requested that Staff evaluate and report back on an appropriate proportion of back-to-back townhouse units within the Berczy Glen Secondary Plan area.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be received; and,
2. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as outlined in Appendix ‘A’ of the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be adopted; and,
3. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as recommended in the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the

Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be forwarded to the Region of York for consideration in the approval of the Berczy Glen Secondary Plan; and,

4. **That any back-to-back townhouses permitted by the proposed modification be required to be situated in close proximity to parks and amenity spaces, where feasible; and,**
5. **That Staff be directed to report back on an appropriate percentage of back-to-back townhouse units within the Berczy Glen Secondary Plan area; and further,**
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.4 RECOMMENDATION REPORT 2522584 ONTARIO INC. PROPOSED ZONING BY-LAW AMENDMENT TO PERMIT EIGHT (8) TOWNHOUSE DWELLINGS ON THE EAST SIDE OF MARYDALE AVENUE, WEST OF MARKHAM ROAD AND SOUTH OF DENISON STREET (WARD 7) FILE NO. ZA 18 229047 (10.5)

Ron Blake, Senior Manager, Development, addressed the Committee and provided a brief background of the application and the staff recommendations contained in the report.

Marshall Smith, KLM Planning Partners, consultant for the applicant, delivered a PowerPoint presentation on the proposed development, identifying revisions made to the original application based on comments received during the statutory public meeting, which include changes to the proposed elevations and roof slope, side-yard setbacks, and visual buffering between the adjacent properties.

Atiq Farooqui, Markham resident, addressed the Committee and requested that a community information meeting with the Ward Councillor be held to provide an additional opportunity to advise local residents of the proposed development before the application receives Council approval.

Surya Narayan, Markham resident, addressed the Committee relative to the application and stated concerns with the proposed development, including the proposed height relative to neighbouring dwelling, incompatibility with the existing character of the neighbourhood, potential traffic and parking infiltration into neighbouring streets as a result of the increased density, and potential impact on the property values of neighbouring single-detached dwellings.

Joe Purushuttam, Markham resident, addressed the Committee and stated concerns with the proposed development including incompatible massing relative to existing properties in the neighbourhood, loss of green space, traffic impact, and the potential negative impact on the property values of neighbouring single-detached dwellings.

Hasim Bakash, Markham resident, addressed the Committee and stated concerns with the proposed development, including the potential impact of the increased density on the existing sewer capacity of the neighbourhood.

Nabil Alsaydali, Markham resident, addressed the Committee and stated concerns with the proposed height of the development and the potential impacts to privacy on neighbouring property owners.

Mohammed Rahman, owner of the Markham Road Medical Centre, located immediately east of the proposed development, addressed the Committee and stated concerns with the application, including incompatible height and massing relative to existing low-rise homes in the neighbourhood, potential adverse privacy impact on neighbouring properties as a result of the proposed height differentials and proposed upper floor balconies, inaccessible building design, insufficient parking allocation and potential for parking infiltration into the adjacent medical centre, and insufficient setbacks from the easements, rights of way and service lines of the adjacent medical centre.

Andrew Walker, Gagnon Walker Domes Ltd., consultant for Markham Road Medical Centre, addressed the Committee and provided communications stating concerns with the proposed development, including those related to the proposed height, setbacks, transitions, massing, and compatibility with the existing neighbourhood.

There was discussion regarding the existing height and density permissions relative to the subject land under Markham's Official Plan. The Committee inquired if the southernmost unit of the development might be limited to a maximum height of ten metres through the zoning by-law to provide for a more effective transition to the adjacent single-detached dwelling. Staff advised

that this would likely result in a height of only two storey units, which would not comply with the minimum height requirements of the applicable mixed-use midrise designation in the Official Plan.

Councillor Khalid Usman indicated that a community information meeting will be held to obtain further feedback from local residents on the proposed development. Staff advised that area residents were notified of the proposed development in two separate notices mailed in October 2018 and January 2019.

The Committee consented to approve the application in principle while allowing the applicant to consider additional comments received during a community information meeting to be convened prior to the development receiving Council approval. The Committee requested that Staff explore the feasibility of requiring the applicant to install evergreen plantings along the south side of the development between the adjacent properties for additional screening, to be dealt with through the development agreement.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That the report titled “RECOMMENDATION REPORT, 2522584 Ontario Inc., Proposed Zoning By-law Amendment to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7) File No. ZA 18 229047”, be received; and,
2. **That the deputations of Atiq Farooqui, Surya Narayan, Joe Purushuttam, Hasim Bakash, Nabil Alsaydali, Mohammed Rahman, and Andrew Walker be received; and,**
3. **That the communications of Gagnon Walker Domes Ltd. and the South Markham Residents' & Rate Payers' Association be received; and**
4. That the Zoning By-law Amendment application submitted by 2522584 Ontario Inc., to amend Zoning By-law 177-96, as amended, be approved **in principle** and that the draft By-law attached as Appendix ‘A’ be finalized and enacted at the May 14, 2019 Council meeting without further notice; and,
5. **That the Mayor and Clerk be authorized to enter into a development agreement, to satisfy the requirements of the Holding (H) provision attached to the zoning by-law amendment, in a form and content satisfactory to the Director of Planning Urban Design and the City Solicitor; and,**

6. **That the applicant be required to install evergreen plantings along the south side of the development between the adjacent properties to provide additional screening, where feasible; and,**
7. That Council assign servicing allocation for up to 8 townhouse dwellings; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

There was no new / other business.

15. ANNOUNCEMENTS

There were no announcements.

16. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

1. That the Development Services Committee adjourn at 5:59 PM.

Carried