

Development Services Public Meeting Minutes

Meeting Number 7
May 21, 2019, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Jack Heath	Councillor Alan Ho
Staff	Ron Blake, Senior Manager, Development Sally Campbell, Manager, East District Regan Hutcheson, Manager, Heritage	Stacia Muradali, Senior Planner Laura Gold, Council/Committee Coordinator Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. DEPUTATIONS

Deputations were received for the following items:

- 4.1 Garden Homes (Markham) Inc. (73 Main Street South)
- 4.2 9015183 Canada Inc. (9900 Markham Road)
- 4.3 Bur Oak (ARH) Developments Inc. (1709 Bur Oak Avenue)
- 4.4 Sasson Construction Inc. (9351-9399 Markham Road)

Refer to the individual item for the deputation details.

4. REPORTS

4.1 PRELIMINARY REPORT-GARDEN HOMES (MARKHAM) INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT A TOWNHOUSE DEVELOPMENT - 73 MAIN STREET SOUTH, MARKHAM VILLAGE (10.3, 10.5, 10.7, 10.6)

The Public Meeting this date was to consider an application submitted by Garden Homes (Markham) Inc. for Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision and Site Plan Control to permit a townhouse development at 73 Main Street South, Markham Village (Files: OP 15 108135, ZA 15 108135, SU 17 157341 and SC 17 157341).

The Committee Clerk advised that 199 notices were mailed on May 1, 2019, and that a Public Meeting sign was posted on April 30, 2019. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant made a presentation on the development proposal.

The following deputations were made on this development proposal:

Peter Ross, provided the following feedback on the development proposal on behalf of the Vinegar Hill Ratepayer Association:

- Expressed appreciation that Heritage Markham Committee, Staff and the Applicant were able to work together;
- Supported both the development proposal and the Heritage Markham Committee recommendation regarding the proposal;
- Requested that a Community Information Meeting be held on the application prior to Council considering it;
- Requested that landscaping and grading/elevation plans be presented at the Community Information meeting to better understand how the development

will fit into the cultural heritage landscape of the area, and the height relationship with existing adjacent dwellings.

In response to inquiries from the Committee, Peter Ross advised that a formal motion was not passed by the Vinegar Hill Ratepayer Association in support of the development proposal. Instead, the Executive Committee reviewed the submission and feedback was gathered informally through the circulation of a newsletter on the proposal and information about the proposal had been posted on their website.

Rebecca Shaw, resident provided the following feedback on the development proposal:

- Spoke in opposition to the development proposal;
- Concerned about the density of the development proposal;
- Concerned about the impact the development proposal will have on the ecosystem of the Rouge Valley;
- Concerned about the impact the development proposal will will have on traffic;
- Concerned that the proposed retaining wall will negatively impact her backyard and that it will impact the mature trees in this area;
- Will support a development proposal with the appropriate number of dwellings and that considers the heritage character of the area;
- Suggested the Applicant continue to work with the community on the proposal.
- Submitted a petition of 70 signatures in opposition.

Howard Tewsley, resident provided the following feedback on the development proposal:

- Concerned that the configuration and narrow width of Mill Street, especially at the Main Street South intersection, will not support the added density to the area.

Discussion

Committee provided the following feedback on the development proposal:

- Requested that the applicant hold a second Community Information Meeting, as there has been significant changes to the development proposal since the first meeting was held;
- Suggested reducing the number of townhomes and replacing them with a row of semi-detached units;
- Asked what materials the retaining wall will be built with and if it will be visible from Mill or Main Street;
- Asked if the development proposal is still part of the original development proposal given the significant changes to the proposal;
- Asked if there will be a significant change to the grading of the hill on Main Street, and the relationship between the public sidewalk and the front entrance of the townhouses.

In response to inquiries from the audience and Committee, the Applicant advised they would consider holding another Community Information meeting, but did not commit to it. It was confirmed that the retaining wall will be made out of cement, that it will not be visible from Mill or Main Street South, and that it will be approximately 14.8 m in height in the mid area tapering down towards both the east and west.

In response to the Committee's inquiries, staff advised that the secondary access to the proposed development is generally supported by Fire and Emergency Services, Waste Management and the TRCA for operational and safety reasons.

The applicant advised that the proposal will require significant re-grading of the existing steep slope. The applicant further confirmed that the development proposal is considered part of the original application, which was submitted under the City's previous Official Plan.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

1. **That the deputations made at the May 21, 2019 Development Services Public Meeting regarding the Garden Homes (Markham) Inc. Application to amend the 2014 Official Plan and By-law 1229, as amended, by Peter Ross, Rebecca Shaw, and Howard Tewsley be received;**
2. **That the petition submitted by Rebecca Shaw and Bryan Madryga be received; and,**

3. That the Development Services Committee report dated May 13, 2016, “Preliminary Report, Garden Homes (Markham) Inc. Applications for and Official Plan Amendment and Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit a Townhouse Development, 73 Main Street South, Markham Village, Files OP 15 108135, ZA 15 108135, SU 17 157341 and SC 17 157341, be received; and,
4. That the Record of the Public Meeting held on May 21, 2019, with respect to the proposed amendments to the 2014 Official Plan and Zoning By-law 1229, as amended, be received; and,
5. **That an additional Community Information Meeting be held on the development proposal; and further,**
6. That the application by Garden Homes (Markham) Inc. to amend the 2014 Official Plan and By-law 1229, as amended, be referred back to staff for a future recommendation report.

Carried

4.2 PRELIMINARY REPORT 9015183 CANADA INC. APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO ALLOW HIGH DENSITY MIXED USE DEVELOPMENT AT 9900 MARKHAM ROAD SOUTH OF MAJOR MACKENZIE DRIVE, WARD 6. FILE NOS: OP/ZA 17 159779 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by 9015183 Canada Inc. to amend the Official Plan and Zoning By-law to allow high density mixed use development at 9900 Markham Road, south of Major Mackenzie Drive (File Nos: OP/ZA 17 159779).

The Committee Clerk advised that 306 notices were mailed on May 1, 2019, and a Public Meeting sign was posted on April 18, 2019. There were eight written submissions received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on this development proposal:

Mike Vinzenz, resident provided the following feedback on the development proposal:

- Spoke in opposition to the development proposal;

- Concerned about privacy;
- Concerned about the impact the proposed development will have on traffic safety and congestion;
- Suggested the traffic signals in the area need to be better synchronized prior to increasing the density in the area.

Julia Liao, resident provided the following feedback on the development proposal:

- Concerned about the height and density of the development proposal;
- Concerned about the impact the added density will have on the schools and daycares, and on residents living in the area;
- Concerned about the impact the added density will have on traffic congestion, and the environment;
- Suggested that a Community Information Meeting be held on this development proposal;
- Suggested the GO Station does not have the capacity to service more residents.

Andrew Wang, resident provided the following feedback on the development proposal:

- Concerned about the density of the development proposal;
- Concerned about the impact the added density will have on schools, traffic congestion, health care, and other services.

Discussion

Committee discussed the following:

The importance of creating a Secondary Plan to understand what a reasonable level of development is in the area (e.g. the impacts it will have on schools, traffic, City services, and infrastructure);

- The Provincial Policy Statement and *Places to Grow – Growth Plan* requires levels of intensification to ensure Greenbelt protection, which is impacting the established neighbourhoods in Markham;
- Advised that an informal Community Information meeting was held in early 2018 on the development proposal and that attendees were generally in support of the proposal, especially the suggestion of senior-friendly units;

- Asked if the development proposal was senior friendly and if it included units that are accessible, affordable, family-sized, and purpose built rentals;
- Asked if the Applicant was willing to put a hold on the development proposal until the Secondary Plan for the area is complete;
- Asked if a shadow study was conducted;
- Suggested the local Ward Councillors meet with staff to discuss this development proposal.

In response to questions and concerns the Applicant advised that 15% of the condominium units are required by law to be barrier free (accessible units are required to be evenly distributed by unit type, and floor). The density of the development proposal makes the units more affordable. There are different size units, with the larger units being more suitable for families, and the smaller units being more suitable for seniors. All demographic groups will benefit from the community amenities. Currently, the development proposal does not include purpose built rental units, but the Applicant agreed to investigate the possibility of including this type of unit in the proposal. The Applicant did not have direction at this time on whether or not the development proposal could be put on hold until the Secondary Plan for the area is approved. A shadow study for the project was completed.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. **That the written submissions submitted to the May 21, 2019 Development Services Public Meeting, regarding the Official Plan and Zoning By-law Amendment applications (OP/ZA 17 159779) submitted by 9015183 Canada Inc., from Mike Vinzenz, Mike Sullivan, Joelle and Yu Zhao, Jason Wang, Qyyangli, and Wicky He, be received; and,**
2. **That the deputations made at the May 21, 2019 Development Services Committee, regarding the Official Plan and Zoning By-law Amendment applications (OP/ZA 17 159779) submitted by 9015183 Canada Inc., by Mike Vinzenz, Julia Liao, and Andrew Wang , be received; and,**
3. That the Development Services Commission report dated December 11th, 2018 and titled “PRELIMINARY REPORT, 9015183 Canada Inc., Applications to amend the Official Plan and Zoning By-law to allow high density mixed use development at 9900 Markham Road, south of Major Mackenzie Drive, Ward 6, File Nos: OP/ZA 17 159779” be received; and,

4. That the record of the Public Meeting held on May 21st, 2019 with respect to the Official Plan and Zoning By-law Amendment applications (OP/ZA 17 159779) submitted by 9015183 Canada Inc. to allow high density mixed use development at 9900 Markham Road, south of Major Mackenzie Drive, Ward 6, File Nos: OP/ZA 17 159779” be received; and further,
5. That the Official Plan and Zoning By-law Amendment applications (OP/ZA 17 159779) submitted by 9015183 Canada Inc. to allow high density mixed use development at 9900 Markham Road, be referred back to Staff for a future Recommendation Report.

Carried

4.3 PRELIMINARY REPORT, BUR OAK (ARH) DEVELOPMENTS INC., ZONING BY-LAW AMENDMENT TO PERMIT A 20-STOREY APARTMENT BUILDING AT 1709 BUR OAK AVENUE (SOUTH-WEST CORNER OF BUR OAK AVENUE AND MARKHAM ROAD), WARD 4, FILE NO: ZA 18 258912 (10.5)

The Public Meeting this date was to consider an application submitted by Bur Oak (ARH) Developments Inc. for Zoning By-law Amendment to permit a 20-storey apartment building at 1709 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road) (File: ZA 18 258912).

The Committee Clerk advised that 697 notices were mailed on May 1, 2019, and that a Public Meeting sign was posted on April 29, 2019. Six written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation on the development proposal.

The following deputations were made on this development proposal:

Elizabeth Brown, resident provided the following feedback on the development proposal:

- Did not like the design of development proposal;
- Requested that the development include purpose built rental units, larger units for families, and senior friendly units;

- Suggested that the development proposal should not proceed until the Secondary Plan has been approved;
- Noted that it is challenging to get around Markham from this area.

Marvin Tany, provided the following feedback on the development proposal:

- Asked if the height of the building is permitted given the area is in close proximity to the proposed Pickering Airport, and the Buttonville Airport;
- Suggested that more schools and hospitals may be required with the added density to the area.

Jerry Shao, provided the following feedback on the development proposal:

- Concerned about the impact the development proposal will have on traffic congestion and safety;
- Suggested reaching out to the Chinese residents living in this area about the development proposal, advising they may not have understood the notification due to language barriers.

Discussion

Committee provided the following feedback on the development proposal:

- Suggested conducting a design charrette for the area;
- Suggested that the Mount Joy Go Station is already operating at capacity and that it may not be able to handle the additional density to the area;
- Requested that some units be purpose built rentals;
- Inquired how the City will protect the heritage district to the south of the secondary plan area;
- Inquired how the development proposal will impact the schools;
- Suggested that the local Ward Councillors meet to discuss the development proposal.

In response to inquiries from the Committee and audience, staff advised that there are no height restrictions in this area due to the proposed Pickering Airport or the Buttonville Airport. The importance of creating the Secondary Plan to look at the whole area comprehensively prior to proceeding with development in the area was emphasized, noting that a design charrette does not replace the requirement for the secondary plan. A Transportation Study will form part of the secondary plan work, as will public consultation / engagement.

The Applicant advised that the development proposal will include one, two, and three bedroom units, of which 15% will be accessible units. There are currently no plans to include purpose built rental units, but this could be investigated. The units will be priced at the market rate. The design of the condominium was unanimously supported by the Design Review Panel. The Applicant was prepared to wait until the completion of the Secondary Plan to proceed with the project.

Moved by Councillor Karen Rea

Seconded by Councillor Amanda Collucci

1. **That the written submissions submitted to the May 21, 2019 Development Services Public Meeting, regarding the Zoning By-law Amendment application submitted by Bur Oak (ARH) Developments Inc., from Tracy Chung, Stephanie Adriaans, Nilany, Yvette Lau, and Mariam Ho, be received; and,**
2. **That the deputations made at the May 21, 2019 Development Services Public Meeting, regarding the Zoning By-law Amendment application submitted by Bur Oak (ARH) Developments Inc., by Elizabeth Brown, Marvin Tany, and Jerry Shao, be received; and,**
3. That the Development Services Commission report dated May 13th, 2019 and titled "PRELIMINARY REPORT, Bur Oak (ARH) Developments Inc., Zoning By-law Amendment application to permit a 20-storey apartment building at 1709 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road), Ward 4, File No: ZA 18 258912" be received; and,
4. That the record of the Public Meeting held on May 21st, 2019 with respect to the Zoning By-law Amendment application submitted by Bur Oak (ARH) Developments Inc. to permit a 20-storey apartment building at 1709 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road), Ward 4, File No: ZA 18 258912" be received; and further,
5. That the Zoning By-law Amendment application (ZA 18 258912) submitted by Bur Oak (ARH) Developments Inc., to permit a 20-storey apartment building at 1709 Bur Oak Avenue (south-west corner of Bur Oak Avenue and Markham Road), Ward 4, File No: ZA 18 258912, be referred back to Staff for a future Recommendation Report.

Carried

4.4 PRELIMINARY REPORT, SASSON CONSTRUCTION INC., ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT HIGH DENSITY MIXED USE DEVELOPMENT AT 9351-9399 MARKHAM ROAD, WARD 5, FILE NO: ZA 18 140091 (10.5)

The Public Meeting this date was to consider an application submitted by Sasson Construction Inc. for a Zoning By-law Amendment to permit high density mixed use development at 9351-9399 Markham Road (File: ZA 18 140091).

The Committee Clerk advised that 537 notices were mailed on May 1, 2019, and a Public Meeting sign was posted on April 27, 2019. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation on the development proposal.

The following deputations were made on this development proposal:

Helen Tsoi, resident provided the following feedback on the development proposal:

- Concerned about the height and density of the development proposal;
- Concerned that the added density to the area will have an impact on traffic congestion and safety, specifically on 16th Avenue;
- Suggested that the design of the development proposal is not in character with the existing neighbourhood.

Joseph Virgilio, provided the following feedback on the development proposal on behalf of the owner of 9331 Markham Road:

- Concerned that the development proposal will have an impact on the Edwards Jefferys Avenue and Markham Road intersection;
- Suggested that there needs to be more balance between residential and commercial development in Markham to bring more jobs to the City.

Elizabeth Brown, provided the following feedback on the development proposal:

- Suggested the development proposal should include purpose built rentals;
- Suggested that the above ground parking may not be attractive;
- Concerned that the units are not large enough to accommodate families.

Discussion

The Committee provided the following feedback on the development proposal:

- Asked if the development proposal was senior friendly and if it included units that are accessible, affordable, family sized, and purpose built rentals;
- Asked if the Applicant will wait for the approval of the Secondary Plan prior to moving forward with the development proposal;
- Suggested that the development proposals for this area need to be reviewed collectively.

In response to inquiries from the audience and the Committee, the Applicant advised the Design Review Panel will likely be requested to review the design of the development proposal. The condominium will include both above and below ground parking. Some of the parking is above ground due to the configuration of the site and provides a crash wall against the GO Rail tracks. It is not determined at this time if there will be purpose built units included in the development proposal. The unit size will determine the affordability of the unit, with smaller units being more affordable. The community amenities will benefit all demographic groups, including seniors. No commitment was made with respect to being able to wait for completion/approval of the Secondary Plan for the area.

Moved by Councillor Andrew Keyes
Seconded by Councillor Amanda Collucci

1. **That the written submission submitted to the May 21, 2019 Development Services Public Meeting, regarding the Zoning By-law Amendment application (ZA 18 140091) submitted by Sasson Construction Inc., from Ning Ning Liu and Yan Liu., be received.**
2. **That the deputations made at the May 21, 2019 Development Services Public Meeting, regarding the Zoning By-law Amendment application (ZA 18 140091) submitted by Sasson Construction Inc. by Helen Tsoi, Joseph Virgilio, and Elizabeth Brown, be received.**
3. That the Development Services Commission report dated May 13th, 2019 and titled “PRELIMINARY REPORT, Sasson Construction Inc., Zoning By-law Amendment application to permit high density mixed use development at 9351-9399 Markham Road, Ward 5, File No: ZA 18 140091” be received; and,
4. That the record of the Public Meeting held on May 21st, 2019 with respect to the Zoning By-law Amendment application submitted by Sasson Construction

Inc., to allow high density mixed use development at 9351-9399 Markham Road, Ward 5, File No: ZA 18 140091” be received; and further,

5. That the Zoning By-law Amendment application (ZA 18 140091) submitted by Sasson Construction Inc., to allow high density mixed use development at 9351-9399 Markham Road, Ward 5, be referred back to Staff for a future Recommendation Report.

Carried

5. ADJOURNMENT

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the Development Services Public Meeting adjourn at 11:20 PM.

Carried