

Development Services Public Meeting Minutes

Meeting Number 9
June 24, 2019, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Councillor Alan Ho	Councillor Andrew Keyes
Staff	Biju Karumanchery, Director, Planning & Urban Design Rick Cefaratti, Planner II Scott Heaslip, Senior Project Coordinator, Central	David Miller, Manager, West District Laura Gold, Council/Committee Coordinator Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT, ANGUS GLEN VILLAGE LTD., 4071 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE, WEST OF KENNEDY ROAD, ZONING BY-LAW

**AMENDMENT AND SITE PLAN CONTROL APPLICATIONS TO
PERMIT 173 TOWNHOUSES ON THE SUBJECT LANDS**

FILE NO. ZA/SPC 18 154612 (WARD 6) (10.5, 10.6)

The Public Meeting this date was to consider an application submitted by Angus Glen Village Ltd., for Zoning By-law Amendment and Site Plan Control Application to permit 173 Townhouses at 4071 and 4289 Major Mackenzie Drive, south side of Major Mackenzie Drive, west of Kennedy Road (File Nos. ZA/SPC 18 154612).

The Committee Clerk advised that 94 notices were mailed on June 4, 2019, and a Public Meeting sign was posted on May 29, 2019. No written submissions were received regarding this proposal.

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

The following deputation was made on the development proposal:

Sidney Shaw spoke about the importance of building sustainable developments in Markham.

Committee provided the following feedback on the development proposal:

- Requested that the trail go from York Downs to Major Mackenzie (trail should go through the Angus Glen Club rather than on the roads);
- Suggested that staff investigate the possibility of transferring the Angus Glen Golf Club's valley lands to the City;
- Suggested the subdivision should have a small playground;
- Asked if there was enough room in the garage for storage;
- Asked if a location had been dedicated for snow removal;
- Wanted to ensure that the entrance/exit to the subdivision was wide enough to permit residents to make a right turn while people are waiting to turn left;
- Questioned if the woodlot should be included in the parkland dedication;
- Asked that Council be advised of the final plans for the backlotting and on the emergency vehicle and waste management routes once finalized;

- Asked why there was landscaping dividing the main entrance to the subdivision and if there would only be one entrance to the subdivision;
- Inquired about the number of parking spots each unit will have.

In response to Committee inquires, the Applicant advised that the townhomes will have two to four parking spots per unit and that the garages will have room for storage. A location has been dedicated for snow removal, but it is still being reviewed by staff. At this time, York Region is only permitting one entrance from Major Mackenzie to the subdivision, which will have a traffic signal. The landscaping/traffic island at the entrance of the subdivision is to divide in/out coming traffic. This feature was requested by York Region, as a safety feature. The trail being proposed will loop around the subdivision and connect with Markham's trail system. It is currently not being proposed to go through the golf course, as the owner of the golf course has not agreed to this due to liability concerns. The Applicant did not anticipate any changes to the parkland dedication, as it was reviewed with the original application request.

In response to Committee inquires, staff advised that the final staff report for the development proposal will include a trail map/option that considers the request that the trail go through the golf course. Staff are also in the process of reviewing the parkland dedication for the subdivision, and will continue to work with the Applicant on the emergency vehicle and waste management access to the subdivision.

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Jim Jones

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the deputation made by Sidney Shaw at the June 24, 2019 Development Services Public Meeting, regarding the application from Angus Glen Village Ltd., to amend Zoning By-law 177-96, be received; and,**
3. That the report titled "**PRELIMINARY REPORT**, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive East, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612 (Ward 6)" dated June 10, 2019, be received; and,
4. That the Record of the Public Meeting held on June 24, 2019, with respect to the proposed Zoning By-law Amendment and Site Plan Control Applications

to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612 (Ward 6)”, be received; and further,

5. That the applications by Angus Glen Village Ltd., to amend Zoning By-law 177-96, as amended, and for Site Plan Control, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

Moved by Councillor Amanda Collucci
Seconded by Regional Councillor Jim Jones

That site plan endorsement be delegated to staff for the application submitted by Angus Glen Village LTD. at 4289 and 4071 Major Mackenzie Drive East.

Carried

3.2 PRELIMINARY REPORT KINGSBERG WARDEN DEVELOPMENT INC. 3882 HIGHWAY 7 (NORTH SIDE, EAST OF VERCLAIRE GATE) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO PERMIT A 10 STOREY 80 UNIT APARTMENT BUILDING (WARD 3) FILE NO. OP/ZA 18 233310 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Kingsberg Warden Development Inc. for Official Plan and Zoning By-law Amendment to permit a 10 storey 80 unit apartment building at 3882 Highway 7 (north side, east of Warden Avenue) (File Nos. OP/ZA 18 233310).

The Committee Clerk advised that 643 notices were mailed on June 4, 2019, and a Public Meeting sign was posted on June 2, 2019. Four written submissions were received regarding this proposal.

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

The following deputations were made on the development proposal:

Clay Leibel provided the following feedback on the development proposal:

- Supported the new design of the building and acknowledged the developer's effort in accommodating resident requests (e.g. enclosing the balconies, and improving the landscaping);
- Supported the building being eight stories, as the height is required to provide geothermal energy;
- Opposed to any easement onto private property.

Timothy Yeung, Chair for The Ellington Park Condominium Board provided the following feedback on the development proposal:

- Signed petition last year strongly opposing the zoning by-law amendment;
- Suggested that the building being proposed does not fit with the streetscape along Highway 7 or with the character of the neighbouring properties;
- Concerned the building will block the sunlight of residents living in the Ellington Park Condominium;
- Concerned that the proposed height of the building will impact the value of his property.

Harry Eaglesham provided the following feedback on the development proposal:

- Asked that the development proposal follow the principles of the Precinct Plan for Highway 7.

Alfred Szeto, provided the following feedback on the development proposal on behalf of residents living on Tembury Drive:

- Concerned about the impact the development proposal will have on residents' privacy;
- Concerned about the shadow the proposed development will create;
- Opposed to the connectivity of the development proposal to Tenbury Drive.

David McBeth provided the following feedback on the development proposal:

- Complimented the developer on the new design of the building;
- Support the building being eight stories in height, but prefer it to be six stories in height;
- Suggested privacy issues may still be an issue, but did not know if this could be resolved;
- Opposed to the connectivity of the development proposal to Tenbury Drive;

- Complimented the developer on the new design of the buildings;
- Suggested that the only outstanding issue is the shadow the building will create.

Carmel Marina provided the following feedback on the development proposal:

- Concerned about the height and density of the development proposal;
- Concerned about the impact the development proposal will have on his property value;
- Did not think the development proposal should be approved.

Committee provided the following feedback on the development proposal:

- Complimented the new design of the condominium;
- Asked why geothermal energy was being proposed over being connected to Markham District Energy;
- Asked if Tenbury Drive was intended to be a Cul-de-sac when originally designed and if there was any benefit to opening up the road to Highway 7;
- Asked if the existing owner of the property was committed to building the development proposal;
- Asked what the building height provisions are for this property;
- Asked about the unit sizes and height of the building;
- Suggested that it is more important to have an eight storey building with a nice design versus a square building that is six stories in height;
- Suggested that the applicant meet with the church to address their concerns;
- Asked if the glass panels on the balconies opened up to provide fresh air.

Staff provided the following responses to Committee and resident inquiries, the Secondary Plan for this area permits a maximum of 3 ½ stories, but the general policy is to permit six stories. An application has been submitted by the Applicant to amend the Official Plan to permit 8 stories. The design of Tenbury Drive supports that the road was intended to be a Cul-de-sac, as the road has a circular end. The City's position is to keep the road closed off, but York Region's position is to open up the road. This position is being challenged by City staff.

In response to Committee and resident inquiries, the Applicant advised that the proposed condominium will be approximately 25.8 metres in height and that the

units will range from 640 square feet to over a 1,000 square feet. The balcony will be enclosed, but the glass panels can be opened to provide fresh air. The Applicant has committed to meeting with the church to discuss their concerns with the development proposal, and was also open to connecting the building to Markham District Energy (if possible). It was confirmed that the property owner is committed to building the proposed development.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Amanda Collucci

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the written submissions by Angela Lamanna, David Finnegan, and Alfred Szeto submitted to the June 24, 2019 Development Services Public Meeting regarding the revised applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7, be received; and,**
3. **That the deputations by Clay Leibel, Timothy Yeung, Harry Eaglesham, Alfred Szeto, David McBeth, and Carmel Marino made at the June 24, 2019 Development Services Public Meeting regarding the revised applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7, be received; and,**
4. That the preliminary report dated December 11, 2018 regarding applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an apartment building at 3882 Highway 7 (north side, east of Warden Avenue), (Ward 3), File No. OP/ZA 18 233310; be received; and,
5. That the record of the Public Meeting held on June 24, 2019 with respect to the applications by Kingsberg Warden Development Inc. for Official Plan and zoning by-law amendment to permit an 8-storey apartment building at 3882 Highway 7; be received; and further,
6. That the applications be referred back to staff for a report and recommendation.

Carried

4. ADJOURNMENT

Moved by Regional Councillor Jack Heath

Seconded by Councillor Amanda Collucci

That the Development Services Public Meeting adjourn at 10:22 PM.

Carried