

Development Services Public Meeting Minutes

Meeting Number 11
November 19, 2019, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Khalid Usman Councillor Isa Lee
Regrets	Regional Councillor Jim Jones	Councillor Amanda Collucci
Staff	Ron Blake, Senior Development Manager, Planning & Urban Design Sally Campbell, Manager, East District 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 Public Meeting convened at the hour of 7:03 PM in the Council Chamber with Councillor Keith Irish presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. DEPUTATIONS

Deputations were received for the following items:

#4.1 - 12 & 16 Deer Park Lane

#4.2 - 11087 Victoria Square Blvd (SV Sisdimz Corp.)

Refer to the individual item for the deputation details.

4. REPORTS

4.1 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT TWO SEMI-DETACHED AND ONE SINGLE DETACHED DWELLING AT 12 & 16 DEER PARK LANE ON THE WEST SIDE OF ELIZABETH STREET. (WARD 4) FILE NO. ZA 19 128208 (10.5)

The Public Meeting for this date was to consider an application submitted by Gil and Marina Shcolyar for a Zoning By-law Amendment to permit two semi-detached lots and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street (Ward 4) (File No. ZA 19 128208).

The Committee Clerk advised that 222 notices were mailed on October 30, 2019, and a Public Meeting sign was posted on October 1, 2019. One written submission was received regarding this proposal.

Sally Campbell, Manager, East District, delivered a presentation regarding the development application, including an overview of the site context, applicable Official Plan and zoning context, issues and considerations identified by staff, and next steps in the application process.

Murray Evans, Evans Planning, consultant for the applicants, delivered a presentation on the development application, including an overview of the site context, conceptual site plan and conceptual renderings.

Cathy Lee, Markham resident, addressed the Committee and stated concerns with the potential impacts resulting from the proposed development scale for the subject lands, including compatibility with surrounding properties in the Heritage District, increased parking on adjacent residential streets, and safety concerns related to increased traffic infiltration and a lack of adequate traffic controls at the intersection of Deer Park Lane and Elizabeth Street/Wales Avenue.

The Committee discussed the following relative to the development application:

- Options for addressing drainage issues impacting the subject lands and adjacent properties;
- Potential traffic control improvements to mitigate traffic infiltration and safety concerns on residential streets adjacent to the subject lands;

- Concerns about potential parking on adjacent residential streets resulting from inadequate parking capacity for the proposed units;
- Feasibility of constructing a sidewalk on the north side of Deer Park Lane; and,
- Ensuring compatible design and development scale relative to the neighbouring Heritage District, to be secured through a future development agreement as recommended by Heritage Markham at its September 23, 2019 meeting.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the Development Services Commission report dated September 23, 2019, entitled “Preliminary Report, Application for Zoning By-law Amendment to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street. (Ward 4). File No. ZA 19 128208”, be received; and,
2. That the deputation made by Cathy Lee at the November 19, 2019 Development Services Committee Public Meeting regarding the Zoning By-law Amendment application to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street be received; and,
3. That the communications submitted by Bruce Orpwood to the November 19, 2019 Development Services Public Meeting regarding the Zoning By-law Amendment application to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street be received; and,
4. That the Record of the Public Meeting held on October 22nd, 2019 with respect to the proposed application for Zoning By-law Amendment, be received; and,
5. That the applications by Evans Planning Inc., for a Zoning By-law Amendment (ZA 19 128208) 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

4.2 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY SV SISDIMZ CORP. AT 11087 VICTORIA SQUARE BOULEVARD (WARD 2) FILE NO. PLAN 19 161649 (10.3, 10.5, 10.7)

The Public Meeting for this date was to consider an application submitted by SV Sisdinz Corp. for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 17 townhouse units and 9 townhouse live/work units at 11087 Victoria Square Boulevard (Ward 2) (File No. Plan 19 161649).

The Committee Clerk advised that 83 notices were mailed on October 29, 2019, and a Public Meeting sign was posted on October 29, 2019. No written submissions were received regarding this proposal.

David Miller, Manager, West District, addressed the Committee and delivered a presentation on the development application, including an overview of the area context, applicable Official Plan and zoning context, and next steps in the application process.

Marshal Smith, KLM Planning Partners, consultant for the applicant, addressed the Committee and delivered a presentation on the development proposal, including an overview of the site context, conceptual site plan, and conceptual elevations.

John Castro, Empire Communities, consultant for the neighbouring landowner to the south of the subject lands, addressed the Committee and requested that the applicant enter into a cost-sharing agreement with his client for the construction of required community servicing infrastructure.

The Committee discussed the following relative to the development application:

- Viability of the proposed commercial units resulting from the setback from Victoria Square Boulevard and a lack of adequate on-site and adjacent on-street visitor parking;
- Potential incorporation of municipal surplus lands abutting Victoria Square Boulevard into the proposed development;
- Opportunities and implications of providing for additional land use intensification and permissions for the subject lands under the 2014 Official Plan;
- Concerns about a deficiency in outdoor amenity space to serve residents of the proposed development; and,

- Potential remediation required for the subject lands resulting from the previous use as a motor vehicle service station.

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the Development Services Commission report dated October 28, 2019, entitled “Preliminary Report, Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, submitted by SV Sisdimz Corp. at 11087 Victoria Square Boulevard (Ward 2), File No. PLAN 19 161649”, be received; and,
2. That the deputation made by John Castro, Empire Communities, at the November 19, 2019 Development Services Public Meeting regarding the applications submitted by SV Sisdimz Corp. at 110187 Victoria Square Boulevard be received; and,
3. That the Record of the Public Meeting held on November 19, 2019 with respect to the proposed applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, be received; and,
4. That the applications by SV Sisdimz Corp., for a proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (PLAN 19 161649), be referred back to staff for a report and a recommendation; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

5. ADJOURNMENT

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the Development Services Public Meeting adjourn at 9:06 PM.

Carried