

## Electronic Development Services Public Meeting Minutes

**Meeting Number 4**  
**April 6, 2021, 7:00 PM - 9:00 PM**  
**Electronic Meeting**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath 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 Isa Lee
Regrets	Councillor Khalid Usman	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Ron Blake, Senior Development Manager, Planning & Urban Design Sabrina Bordone, Senior Planner, Central District	Dimitri Pagratis, Senior Planner, Central District Laura Gold, Council/Committee Coordinator Grace Lombardi, Election & Committee Coordinator Stephen Lue, Manager of Development

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### **1. CALL TO ORDER**

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Councillor Keith Irish in the Chair.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

#### 4. REPORTS

##### 4.1 **PRELIMINARY REPORT, LIFETIME 8200 WARDEN AVENUE GP INC. (LIFETIME DEVELOPMENTS), APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A HIGH RISE RESIDENTIAL MIXED-USE DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF CEDARLAND DRIVE AND WARDEN AVENUE, MARKHAM CENTRE (WARD 8), FILE NO. PLAN 20 123292 (10.3, 10.5, 10.7)**

The Public Meeting this date was to consider an application submitted by Lifetime 8200 Warden Avenue GP Inc. for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8) File No. PLAN 20 123292.

The Committee Clerk advised that 6569 notices were mailed on March 16, 2021, and a Public Meeting sign was posted on March 16, 2021.

There were 13 written submissions received regarding this proposal either expressing concern or in opposition of the development proposal.

Committee requested that staff investigate whether notification still needs to be provided within a 1 KM radius in the Markham Centre area.

Kate Cooper, Bousfield Inc., representing the applicant, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

David Pontarini, Hariri Pontarini Architects, representing the applicant, presented the proposed architecture design of the development proposal.

The public provided the following feedback on the development proposal:

1) Peter Miasek, representing the Unionville Residents Association

- Commented on the beautiful architecture;
- Expressed concern in regards to the height and density of the development proposal, and that there is no mention of parklands, affordable housing, or the uses (employment versus residential);
- Suggested the development proposal should support the principles of a sustainable walkable community;

- Suggested the development proposal needs to be re-worked.

2) Haydeen Poon

- Expressed concern that the development proposal will have a negative impact on the Viva Rapid Transit if the signaling is not adjusted (i.e. causing bus delays).

3) Paul Chiang, resident of 38 Cedarland Drive, and President of the Condominium Board

- Expressed concern in regards to the density and height of the development proposal, and that it does not fit the character of the neighbourhood.

4) Raymond Hau

- Suggested that there is a high demand for this type of condominium in Markham, and that the development proposal is suitable for the location.

5) Resident that called in comments (name unknown)

- Suggested that Markham Centre condominiums do not have enough parking, and asked if the development proposal will have parking spots available for residents to rent.

Committee provided the following feedback on the development proposal:

- Requested a letter confirming that the development proposal complies with the Buttonville Airport height restrictions;
- Suggested adding more transit stations or running a shuttle service for the condominium residents, as a way to mitigate traffic;
- Concerned that a project of this magnitude will set precedent for future developments in the Markham Centre area;
- Suggested the architecture was interesting and also noted that it may be a good location for landmark or iconic design;
- Requested that the development proposal include an automated waste system;
- Suggested moving building C back to its original position to preserve the northern view;
- Discussed the potential opportunity of having a park on the IBM daycare lands, and why the previous proposals for parkland on site were not approved by staff;

- Noted the importance of building parks in suitable locations and ensuring there is enough parkland within the Markham Centre area, but recognized that not all developments will include suitable land for parks;
- Suggested that Markham Centre include iconic or signature sites and that the City consider: how many of these sites there should be; where they should be located; and how they should be positioned.

Ms. Cooper responded to inquiries from the Committee and the public. The density of the development proposal has been reduced since the previous proposal. The FSI seems higher than it is due to the inclusion of a public road, and Markham's requirement to include above grade parking as part of the gross floor area. The applicant has a letter indicating that the development proposal complies with height restriction imposed due to the Buttonville Airport. The applicant is also working closely with City and Regional staff on addressing transit concerns. Adjusting the bus signals to address development in the area is currently being reviewed. Other ways of mitigating traffic will continue to be looked at, including the suggestion to operate a shuttle bus. If IBM decides to develop its daycare lands, the applicant will be unable to provide their parkland dedication. However, it was noted that there is not much developable land on the IBM daycare lands due to its proximity to the Rouge River.

Mr. Pontarini advised that Building C was moved to address staff comments to reduce the northern shadow over the parklands, and to provide greater separation between the towers to provide the northern buildings with a better view of the valley lands. Sustainability is being considered in the design of the development proposal.

Brian Brown, Lifetime Developments, responded to inquiries from the Committee and the public. The applicant is investigating the possibility of including purpose built rentals in the development proposal. It is too early to confirm the price per parking spot, but it cost approximately \$65-75K to build an underground parking spot. Any extra parking spots will likely be available for residents to rent or purchase. Parkland on site was previously considered, but staff did not support the proposed location on Warden Avenue as it presented several shortcomings..

Staff responded to inquiries from the Committee and the public. Meetings are currently being held with York Region and Viva to discuss transit availability relative to the development in the area and opportunities to enhance services. Staff are currently reviewing the height and density of the development proposal.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the deputations by Peter Miasek, Hayden Poon, Paul Chiang, and Raymond Hau regarding Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received.
2. That the written submission by Herman Yu, Jiao Jinhui, Mia Yu, Yungling Chen, Cindy Chen, Jiayi Guo, Hy Kwok, Amy Cheung, Cynthia Cheng, Raymond Lee, Emily Chan, Debbie Wan, and Bernard Remedios regarding Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received.
3. That the Development Services Commission report dated February 22, 2021, entitled “PRELIMINARY REPORT, Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received.
4. That the Record of the Public Meeting held on April 6, 2021 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received.
5. That the applications by Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments) for a proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (PLAN 20 123292), be referred back to staff for a report and a recommendation.
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PRELIMINARY REPORT, ROCKPORT (UNIONVILLE) INC.,  
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENTS TO PERMIT A 32-STOREY STUDENT RESIDENCE**

## **LOCATED NORTH OF ENTERPRISE BOULEVARD AND ON THE WEST SIDE OF BILL CROTHERS DRIVE**

The Public Meeting this date was to consider applications submitted by Rockport (Unionville) Inc., for Official Plan and Zoning By-law Amendment to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3) File No. PLAN 20 129430.

The Committee Clerk advised that 2,068 notices were mailed on March 16, 2021, and a Public Meeting sign was posted on March 17, 2021. No written submissions were received regarding this proposal.

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

Jack Winberg, Rockport Group, introduced his team and thanked staff for their assistance in reviewing the development proposal. He also advised that if awarded the project to build the student residence, the project will need to be completed under tight time constraints to accommodate York University's plans.

Kate Cooper, Bousfield Inc, representing the applicant, provided a presentation on the development proposal.

Guela Solow, Ark Inc., representing the applicant, presented the architectural design of the development proposal.

Mayor Frank Scarpitti and Regional Councillor Reid McAlpine thanked the Applicant for preparing an exciting proposal.

Peter Miasek, member of the City's Cycling and Pedestrian Advisory Committee provided a deputation suggesting that the pedestrian and cycling facilities should be separated if possible to avoid conflict between pedestrians and cyclists.

Committee provided the following feedback on the development proposal:

- Expressed concern in regards to using the property as a residential building if the contract is not awarded;
- Suggested the cycling and pedestrian facilities be separated;
- Noted the importance of connecting the cycling and pedestrian pathways with places students would like to go;
- Inquired if the privacy of the seniors living at Amica Seniors Residence has been considered;
- Inquired where the loading dock will be located.

In response to inquiries from the Committee and the public, the applicant advised that the building has been designed to be flexible if not awarded the contract to build a student residence. The development proposal will include significantly less units if it is developed as a residential building. The building is being designed so that the loading dock is obscured. The applicant will consider having separate cycling and pedestrian facilities.

In response to inquiries from the Committee and the public, staff advised that the student residence will include in-house food services. Staff also advised that connectivity is a guiding principal in the Markham Centre Secondary Plan..

Committee requested that the Official Plan and Zoning By-law Amendment to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre go directly to Council when staff have completed all necessary work to move the application forward.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the Development Services Commission report dated February 22, 2021, entitled "Preliminary Report, Rockport (Unionville) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3), File No. PLAN 20 129430", be
2. That the Record of the Public Meeting held on April 6, 2021 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be
3. That the applications by Rockport Unionville Inc. for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 20 129430) be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

Moved by Regional Councillor Joe Li  
Seconded by Councillor Andrew Keyes

The Development Services Public Meeting adjourned at 9:31 PM.

Carried