

## Electronic Development Services Public Meeting Minutes

**Meeting Number 7**  
**May 11, 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	Ron Blake, Senior Development Manager, Planning & Urban Design Sabrina Bordone, Senior Planner, Central District Rick Cefaratti, Senior Planner, West District Stephen Kitagawa, Acting Manager, Development, West District Melissa Leung, Planner I, Central District	Stephen Lue, Manager, Development, Central District Scott Chapman, Corporate Privacy & Records Coordinator Mary-Jane Courchesne, Council/Committee Coordinator Tannis Weatherill, Assistant to Council/Committee

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### 1. CALL TO ORDER

Under the authority of Bill 197 (*COVID-19 Economic Recovery Act*) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was held electronically with members of Development Services Committee, staff, and guests participating remotely.

The Development Services Public Meeting convened at 7:02 PM with Councillor Keith Irish presiding as Chair.

Development Services Committee recessed at 9:05 PM and reconvened at 9:15 PM.

Councillor Amanda Collucci arrived at 7:20 PM.

Mayor Frank Scarpitti arrived at 8:08 PM.

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

None disclosed.

## 3. **DEPUTATIONS**

Deputations were made for the following items:

- 4.1 110756 Ontario Inc. (Times Group) - South Park Road South of Highway 7
- 4.2 LiVante Holdings (Victoria Square Woodbine) - 10978, 10988, and 11030 Victoria Square Blvd
- 4.4 Hilton Markham Suites Hotel - 8500 Warden Avenue

Refer to the individual items for the deputation details.

## 4. **REPORTS**

### 4.1 **PRELIMINARY REPORT APPLICATIONS BY 1107656 ONTARIO INC. (TIMES GROUP) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT SIX (6) HIGH RISE APARTMENT BUILDINGS ALONG THE WEST SIDE OF SOUTH PARK ROAD, SOUTH OF HIGHWAY 7 FILE NO. PLAN 20 128679 (WARD 8) (10.3, 10.5)**

The public meeting for this date was called to consider applications submitted by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law amendments to permit six (6) high-rise apartment buildings along the west side of South Park Road south of Highway 7 (Ward 8).

The committee clerk advised that 767 notices of this meeting were mailed to area property owners on April 21, 2021, and that a public meeting sign was posted on April 13, 2021. There were 53 written communications submitted in relation to this item.

Rick Cefaratti, Senior Planner, West District, delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning, and next in the application review process.

Lincoln Lo, Malone Given Parsons, consultant to the applicant, delivered a presentation on the development proposal, providing an overview of the site and surrounding context, open space network, revised conceptual plan, and conceptual renderings.

Deputations were made by the following members of the public in relation to the development application:

- Xun (Eric) Wang - expressing concerns;
- Minh Lam - expressing concerns;
- Jordan Chan - expressing concerns;
- Mei Zhang - expressing concerns;
- Jason Wong - expressing concerns
- Julita Kwong - expressing concerns
- Paul Siu - expressing concerns; and,
- William Zhao - expressing concerns

Concerns expressed by the deputants included potential adverse impacts to the surrounding community resulting from the building heights and proposed increase in residential density to be generated by the development, including those related to shadowing, public health and safety, capacity of the existing local area transportation network, and no access from the south. Concerns were also expressed about the need for additional public park and recreation space, community facilities, schools, services, and commercial amenities such as grocery stores to accommodate existing and future area residents.

The Committee discussed the following relative to the development application:

- Potential co-location of the proposed future school site with municipal facilities or the proposed development to achieve an urban form school and to facilitate additional park space for shared community use;
- Capacity of existing local area transportation infrastructure to accommodate anticipated additional vehicular traffic volume generated by the proposal;
- Clarification that the statutory notification area included property owners in the City of Richmond Hill;
- Potential extension and integration of the proposed open space network with the parks and trail system located north of Highway 7;
- Inadequacy of existing access to parks, services, commercial amenities (including grocery retail), and community facilities for current and future area residents;

- Integration of complementary non-residential uses such as office employment and ground floor retail to respond to community needs and assist in relieving traffic congestion;
- Increasing the size of the building podiums to reduce the building heights;
- Anticipated retention or increase of onsite jobs to be facilitated by the proposal and the need for no net reduction of jobs provided on site;
- Preserving opportunities under the current employment land designation in consideration of the important location of the subject lands; and,
- Feasibility of incorporating an automatic waste collection system as part of the community waste management plan.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled, "Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)", be received; and,
2. That the Record of the Public Meeting held on May 11, 2021, with respect to the proposed Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8), be received; and,
3. That the deputations made by Eric Xun Wang, Minh Lam, Jordan Chang, Mei Zhang, Jason Wong, Julita Kwong, Paul Siu, and William Zhao be received; and,
4. That the written communications submitted by Barbara James, Ramsey Wong, William Law, Thomas Lee, Margaret Law, Doreen Yau, Clark Wang, Weijian Yuan, Xun (Eric) Wang, Joseph Tsui, William Zhao, Ken Fang, Jordan Chan, Michael Chen, Aaron Pun, Marie Yeo, Noelle Wong, Minh Lam, Winnie Chau, Ruth Lily Lim, Rob Wang, Carol Lo, Jeffrey Kim Ming Chan, Alice Lim, Samuel Hezekiah Yeo, Yangting Tang, Derek Tam, Jason Wong, Jean Carole Wong, Carolyn Wu, Deng Xiaodong, Wayne Cheng, Peter Tang, Yanqing Tang, Xi Feng, Mayze Chung, Yi Li, Jennifer Shih, Adrienne Wu, Ivy Ip, Kun Liu, Megan Li, Kay Chan, Jenny Zhang, Alice, Vic Fung, Wendy Lam, Ceilian Shuk Fan Chin, Stan Tang, Rowena Zhang, Tracy Lo, and Joseph Tang be received; and,

5. That the Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law 177-96, as amended, be referred back to staff for an interim report to Development Services Committee on the matters raised at the statutory public meeting, including:
  - a. Overall population density figures projected for the Leitchcroft community;
  - b. Co-location of the proposed future school block with municipal facilities or the proposed development;
  - c. Integration of publicly accessible community and commercial amenities such as a grocery store and recreation facilities;
  - d. Reduction in building heights through corresponding increase to the floor area ratio;
  - e. Anticipated retention of on-site jobs in conformity with applicable land use policies; and,
  - f. Incorporation of an automatic waste collection system as part of the community waste management plan; 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 LIVANTE HOLDINGS (VICTORIA SQUARE WOODBINE) INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT 179 TOWNHOUSE UNITS AT 10978, 10988 AND 11030 VICTORIA SQUARE BOULEVARD AND BLOCKS 97, 98 AND PART OF BLOCK 95, PLAN 65M-4328 FILE NO. PLAN 20 112387 (WARD 2) (10.3, 10.5)**

The public meeting for this date was called to consider applications submitted by Livante Holdings (Victoria Square Woodbine) Inc. for Official Plan and Zoning By-law amendments to permit 179 townhouse units at 10978, 10988, and 11030 Victoria Square Boulevard and Blocks 97, 98, and part of Block 95 (Ward 2).

The committee clerk advised that 384 notices of this meeting were mailed to area property owners on April 21, 2021, and that a public meeting sign was posted on April 16, 2021. There were 14 written communications submitted in relation to this item.

Rick Cefaratti, Senior Planner, West District, delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning, and next steps in the application review process.

Maria Gatzios, Gatzios Planning + Consultants, consultant to the application, delivered a presentation on the development proposal, providing an overview of the original plan of subdivision and previous approval for the subject lands, conceptual site plan, and conceptual elevations.

Deputations were made by the following members of the public regarding the development application:

- Austen Ho - expressing concerns;
- Emanuela de Korte - expressing concerns; and,
- Shita Ngan - expressing concerns.

Concerns expressed by the deputants in relation to the application included potential adverse impacts to the surrounding community resulting from the townhouse heights and proposed increase in residential density to be generated by the development, including those related to the absence of public parkland dedication to accommodate future residents, traffic infiltration and pedestrian safety on local residential streets, and privacy impacts to adjacent low-rise residential dwellings. Reference was also made to a petition signed by community residents expressing opposition to the proposal.

There was discussion regarding the previous development proposal submitted by the applicant and the constraints posed by the contaminated groundwater conditions. The Committee inquired about potential challenges in providing snowplowing services along the proposed extension of Livante Court as a private road. Members also inquired about the appropriateness of the proposed density, building heights and setbacks, limited area transit services, and absence of public parkland dedication.

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “Preliminary Report, Livante Holdings (Victoria Square Woodbine) Inc., Applications for Official Plan and Zoning By-law Amendments to permit 179 townhouse units at 10978, 10988 and 11030

Victoria Square Boulevard and Blocks 97, 98 and Part of Block 95, Plan 65M-4328”, File No. PLAN 20 112387 Ward (2), be received; and,

2. That the Record of the Public Meeting held on May 11, 2021, with respect to the proposed Official Plan and Zoning By-law Amendments to permit 179 townhouse units at 10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and Part of Block 95, Plan 65M-4328, File No. PLAN 20 112387 Ward (2)”, be received; and further,
3. That the deputations made by Austen Ho, Emanuela de Korte, and Shita Ngan be received; and,
4. That the written communications submitted by Emanuela de Korte, Shita Ngan, Rita Leung, Li Zheng, Gary Fung, Carrie Lau, Austen Ho, Clement Yeung, Yvette Cheung, Marika Gu, Justin Chiu, Lan See Chen, Nancy Pagliocca, Winny Leung; and,
5. That the application by Livante Holdings (Victoria Square Woodbine) Inc., to amend the Markham Official Plan 2014 and the Town of Markham Official Plan (Revised 1987) and Zoning By-law 177-96, as amended, be referred back to staff for a report and recommendation to evaluate the proposal; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.3 PRELIMINARY REPORT GLEN ROUGE HOMES (KENNEDY) INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL TO PERMIT 31 THREE-STOREY TOWNHOUSE UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY ROAD (WARD 8) FILE NO. SPC/PLAN 20 136196 (10.5, 10.6)**

The public meeting for this date was called to consider applications submitted by Glen Rouge Homes (Kennedy) Inc. for a Zoning By-law amendment and Site Plan Control to permit 31 three-storey townhouse units at 7647 Kennedy Road (Ward 8).

88 notices of this meeting were mailed to area property owners on April 21, 2021, and a public meeting sign was posted on April 19, 2021. There were 9 written communications submitted in relation to this item.

Development Services Committee consented to postpone consideration of this item to the next statutory public meeting scheduled for June 1, 2021, and directed staff to re-issue updated statutory notice to area property owners.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the Development Services Commission report dated February 17, 2021, entitled “Preliminary Report, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received: and,
2. That the Record of the Public Meeting held on May 11, 2021 with respect to the proposed Zoning By-law Amendment application, be received.

**Postponed**

**4.4 PRELIMINARY REPORT HILTON MARKHAM SUITES HOTEL LIMITED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A HIGH-DENSITY MIXED-USE DEVELOPMENT AT 8500 WARDEN AVENUE, MARKHAM CENTRE (WARD 8) FILE NO. PLAN 20 128653 (10.3, 10.5)**

The public meeting for this date was called to consider applications submitted by Hilton Markham Suites Hotel Limited for Official Plan and Zoning By-law amendments to permit a high-density mixed-use development at 8500 Warden Avenue (Ward 8).

The committee clerk advised that 1,646 notices of this meeting were mailed to area property owners on April 21, 2021, and that a public meeting sign was posted on April 21, 2021. There were 11 written communications submitted in relation to this item.

Sabrina Bordone, Senior Planner, Central District, delivered a presentation on the development application, providing an overview of the area context, proposed development standards, applicable policy and zoning, outstanding items, and next steps in the application review process.

David Charezenko, Bousfields, consultant to the applicant, delivered a presentation on the development proposal, providing an overview of the site context, site organization plan, pedestrian and cycling routes, public realm plan, parks and open space plan, and conceptual renderings.

Rick Tranquada, representative for the Unionville Residents Association, addressed the Committee and expressed concerns with the development proposal, including those related to potential impacts to the local area transportation network, parkland, and community facilities resulting from the proposed building heights and scale of population density, on-site parking ratio, and parkland dedication. It was requested that the Committee postpone further consideration of the application until the Draft Development Concept for the Markham Centre Secondary Plan Update Study has been finalized and endorsed by Council.

The Committee discussed the following relative to the development proposal:

- Importance of achieving architectural excellence and a vibrant public realm in the proposed development to support the iconic status of the Warden Avenue / Highway 7 intersection within Markham Centre;
- Potential opportunities to conduct a coordinated visioning exercise with all major landowners for the Warden Avenue / Highway 7 intersection;
- Capacity of the proposed conference center and hotel accommodations to attract and support larger-scale events within Markham;
- Adjusting the location/orientation of the Block A1 building to preserve the visibility of the iconic Hilton Hotel;
- Planning for a full-move intersection at Warden Avenue / Clegg Road / RougeSide Promenade to ensure full mobility and access to the proposed development;
- Potential integration of City-owned surplus lands within the proposed development;
- Potential traffic impacts on the local area road network resulting from the proposed increase in population density;
- Potential shadow impacts on adjacent properties;
- Considering greater diversity in building heights and design; and,
- Feasibility of meeting parking demands with the proposed reduction in on-site parking spaces.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the Development Services Commission report dated March 8, 2021, entitled “Preliminary Report, Hilton Markham Suites Hotel Limited, Applications for Official Plan and Zoning By-law Amendments to permit a high-density mixed-use development at 8500 Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 128653”, be received; and,
2. That the Record of the Public Meeting held on May 11, 2021 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
3. That the deputation made by Rick Tranquada on behalf of the Unionville Residents Association be received; and,
4. That the written communications submitted by Angel Tsang, Rajit Khanna, Howson Sze, Joseph Tsui, Lan Lin, David Ma, Liberty Developments, Don W. Tom, Pricilla Wong, and Carlo Di Gioacchino be received; and,
5. That the applications by Hilton Markham Suites Hotel Limited, for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 20 128653), be referred back to staff for an interim report to Development Services Committee on the matters raised at the statutory public meeting; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Don Hamilton

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

**Carried**