



Minutes
Development Services Public Meeting
June 1, 2021 - 7:00 PM
Council Chamber
Meeting No. 8

All Members of Council

Meeting Number 8
June 1, 2021, 7:00 PM - 9:00 PM
Live streamed

Roll Call	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 Khalid Usman Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	
Staff	Andy Taylor, Chief Administrative Officer Biju Karumanchery, Director, Planning & Urban Design Regan Hutcheson, Manager, Heritage Stacia Muradali, Manager of Development, East District Laura Gold, Council/Committee Coordinator	Melissa Leung, Planner I Peter Wokral, Senior Heritage Planner Stephen Lue, Manager of Development, Central District

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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

Councillor Reid McAlpine declared a pecuniary interest on item 4.2, as he has close friend that is an employee of Smart Centres Inc.

3. REPORTS

3.1 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)

The Public Meeting this date was to consider applications submitted by Glen Rouge Homes (Kennedy) Inc. 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, File No. SPC/PLAN 20 136196.

The Committee Clerk advised that 88 notices were mailed on May 12, 2021, and a Public Meeting sign was posted on May 12, 2021. There were 10 written submissions received regarding this proposal.

Melissa Leung, Planner I, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Nick Wood, applicant, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Mike Creta

- Expressed concern regarding the high density of the proposed development, and the impact it will have on existing residents.

Tom Joseph

- Expressed concern that the proposed development does not conform with the City's Official Plan or with the general intent of the Zoning By-Laws for the area;
- Expressed concern that the proposed development will negatively impact traffic and the existing residents living in the area;
- Showed a video of a resident expressing concerns regarding the proposed development.

Melody Wen

- Expressed concerns regarding the impact the proposed development will have on pedestrian, cyclist, and driver safety, as the current infrastructure does not support the proposed development;
- Expressed concern that the proposed development will impact property values, and that the developer is putting profit over the interest of the existing residents.

Farida Rangwala

- Suggested that single detached dwellings be built on the subject lands, as they better fit the character of the area;
- Expressed concern that more townhomes will be built on Kennedy Avenue in this location if the proposed development is approved, particularly when the lots south of 7647 Kennedy Road are currently for sale.

Saiffie Rangwala

- Expressed concern that the proposed development will have an impact on local traffic and safety, and that townhomes do not fit the character of the area.

Satvinger Gadhok, Maneet Gahok, Majid Khaja, Gary Chan, and Assem Thukral

- Registered to speak, but were unable to attend the meeting.

Committee provided the following feedback on the proposed development:

- Expressed concern that residents of the proposed development will turn onto Lee Avenue and other residential streets to access a signalized intersection to travel west or southbound due to the right in and right out restricted access onto Kennedy Avenue;
- Expressed concern regarding the density of the development and the lack of green space;
- Suggested that the townhomes should have backyards and that they are too narrow in width for the area;
- Suggested that the townhomes backing on to the backyards of existing homes should be two-storeys in height rather than three;
- Suggested reducing the number of townhouse units;
- Noted that the proposed development does not fit the character of the neighbourhood, which is comprised of large single detached homes;
- Expressed concern that the units were not designed to be age friendly or accessible;
- Noted that more density is needed in the area to support York Region's plans to bring rapid transit to the area, and to reduce the use of the automobile;
- Suggested consolidating lands with the adjacent properties to the south to build a midrise with a signalized intersection further south of Lee Avenue instead;
- Noted that property values have gone up across Markham and that developers do need to make a profit;
- Suggested the applicant needs to continue to work with the residents to improve the proposed development.

Mr. Wood responded to inquiries from the Committee and the public, advising that the proposed development will include a shared amenity space and that the townhomes will have balconies rather than backyards. Mr. Wood also acknowledged the comments made at this Public Meeting and commits to working with the Local Councillor and the area residents.

Moved by Councillor Isa Lee
Seconded by Deputy Mayor Don Hamilton

1. **That the deputations by Mike Creta, Tom Joseph, Melody Wan, Farida Rangwala, Saiffie Rangwala regarding 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 written submissions by Tom Joseph & Kevlin Neighbours, Farida Rangwala, Kevlin Road Neighbours (11), Baljeet Matharoo, Joanne Li, Joe and Renata Dinorica, Barsoum Nagi & Askander Mervat, Ye Xiao-Wei & Alan Lam, and Amin Dhalla regarding, 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.**
3. 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,
4. That the Record of the Public Meeting held on June 1, 2021 with respect to the proposed Zoning By-law Amendment application, be received; and,
5. That the application by Glen Rouge Homes (Kennedy) Inc., for a proposed Zoning By-law Amendment (PLAN 20 136196), 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

3.2 PRELIMINARY REPORT APPLICATIONS BY 2637996 ONTARIO INC. C/O SMARTCENTRES FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A SIX STOREY RETIREMENT RESIDENCE INCORPORATING EXISTING HERITAGE BUILDINGS AT 134, 136, 140, 144, 152 MAIN STREET NORTH, 12 WILSON ST. (WARD 4) FILE NO.: PLAN 20 136386 (10.3, 10.5)

The Public Meeting this date was to consider applications submitted by 2637996 Ontario Inc. c/o Smartcentres for Official Plan and Zoning By-Law Amendments to permit a six storey retirement

residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson Street (Ward 4) File No. PLAN 20 136386.

The Committee Clerk advised that 229 notices were mailed on May 11, 2021, and a Public Meeting sign was posted on May 11, 2021. There were 11 written submissions received regarding this proposal.

Peter Wokral, Senior Heritage Planner, provided a presentation regarding the proposal, the location, surrounding uses, the requested official plan and zoning by-law amendments, and outstanding issues.

Kate Cooper, Bousfields Inc., and Brad Chase, IBI Group, representing the applicant, provided a presentation on the development proposal.

The following deputations were made on the proposed development:

Tanya Hotme-Strader

- Expressed concern that the proposed development would lead to a loss of parking (visitor and commercial), as well as a loss of retail and restaurants on Main Street Markham;
- Expressed concern that the proposed development does not fit the character of Markham Village;
- Supported the Heritage Staff recommendation regarding the proposed development;
- Suggested that the retirement home would be more suitable in another location and that it doesn't add value to the neighbourhood.

Jason NG

- Expressed concern regarding the height (7 storeys plus HVAC), massing and design of the building, and its proximity to the townhomes;
- Expressed concern that the proposed development would impact the privacy of the townhome owners;
- Suggested the shadow study should be reviewed due to an inconsistency on one of the images, and was concerned in regards to the shadow the building would cast over the townhomes periodically throughout the day;
- Suggesting that a mixed-use residential building with a heritage/historical design would be more suitable for the site.

Philip Rowley

- Expressed concern that the proposed development does not blend with the surrounding heritage homes, and that the construction of the development could pollute Robinson Creek;
- Expressed concern that his home will become unsellable and that his privacy will be lost as result of the proposed development;
- Suggested that the plans should be redrawn to include a building at a reduced height and that is in harmony with Markham Village.

Dean Kemper

- Expressed concern that the proposed development does not fit the character of the area or maintain or enhance the vision for Markham Village (i.e. the height, density, design and massing of the proposed building).
- Suggested the building be revised to 3-4 storeys on Water Street, with terracing and internal balconies.

Leslie Kimberley-Kemper

- Expressed concern that her home will be facing a 7 storey building (100 foot wall) if the proposed development proceeds;
- Expressed concern regarding the impact the proposed development will have on traffic, and on her privacy;
- Suggesting that the City's Official Plan and Zoning By-Law for the area should be followed;
- Noted that the cultural heritage assets should be preserved, and to not destroy what many in the community are trying to protect.

Lynn Hitsman

- Expressed concern that a seniors residence is being built when there is already one on Water Street, and that it will negatively impact the economic viability of Main Street Markham;
- Expressed concern regarding the impact the proposed development will have on traffic and parking in the area, and questioned where emergency vehicles will park;
- Expressed concern that the proposed design and height of the building does not fit the heritage character of the area, and that there is not enough green space.

Elizabeth Brown

- Expressed concern that the development proposal will impact the vibrancy of Main Street Markham after the City has invested so much money and effort into making it a walkable and enjoyable street;
- Concerned about height;
- Expressed concern that existing uses on the street are not being maintained (i.e. retail and restaurant use);
- Suggest new ideas are needed to make the proposed development work.

Janet Whitely

- Spoke about the history of Markham Village, its incredible growth and importance of preserving the heritage district;
- Noted that height works along the Robinson Creek ravine but not in the current location;
- Height, architecture, need for green space and the proposed use needs to be revisited
- Expressed concern that the heritage homes may be damaged from construction of the proposed development including underground parking.

Rob Stabelforth, President, 40 Water Street, Condominium Corporation

- Suggested that the proposed development needs to be re-planned and that it needs to better blend with the surrounding cultural heritageresources;;

- Noted that other higher buildings are at discrete locations;
- Supported the Heritage Staff recommendation.

Kathryn Chen

- Advised that she was born and raised in Markham Village, and that Millennials care about the heritage and vibrancy of Markham Village;
- Expressed concern that the proposed development will impact the charm and draw of Main Street Markham, and that the Millennials, and Generation Z's interest in the street will be lost;
- Expressed concern that proposed development does not inspire a vibrant street or reflect the heritage character of the neighbourhood.

Committee provided the following feedback on proposed development:

- Suggested that there should be another community information meeting prior to the recommendation report being brought forward to the Development Services Committee;
- Suggested that the plans needs to be revised (ie. height, massing, parking and delivery), and that the retail on Main Street Markham needs to be maintained or enhanced.

Councillor Karen Rea thanked the residents for their feedback and for attending the meeting.

Mr. Chase advised that he would look into the discrepancies noted in the shadow study.

Moved by Councillor Keren Rea

Seconded by Councillor Isa Lee

- 1. That the deputations by Tanya Hotme-Strader, Jason Ng, Phillip Rowley, Dean Kemper, Leslie Kimberley-Kemper, Janet Whiteley, Lynn Hitsman, Elizabeth Brown, Rob Stabelforth and Kathryn Chen regarding the applications by 2637996 Ontario Inc. c/o SmartCentres (Nikolas Papapetrou) for the lands municipally known as 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street (PLAN 20 136386), be received; and,**
- 2. That the written submissions by Simon Chan, Gloria Luk, Nan Anderson, Dean Kemper, Janet Whitley, Linda McVicar, Siman Chan, Philip Rowley, Bill Qui, Linda McVicar, and Paula & Joe Simmons, regarding the applications by 2637996 Ontario Inc. c/o SmartCentres (Nikolas Papapetrou) for the lands municipally known as 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street (PLAN 20 136386), be received; and,**
3. That the Record of the Public Meeting held on June 1, 2021 with respect to the applications by 2637996 Ontario Inc. c/o SmartCentres (Nikolas Papapetrou) for the lands municipally known as 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street (PLAN 20 136386), be received; and,

4. That the applications by 2637996 Ontario Inc. c/o SmartCentres (Nikolas Papapetrou) for Official Plan and Zoning By-law amendments be referred back to staff for a report and recommendation.

Carried

3.3 PRELIMINARY REPORT FLATO DEVELOPMENTS INC. APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO CREATE BLOCKS FOR A PUBLIC PARK, PUBLIC ROAD AND RESIDENTIAL DEVELOPMENT COMPRISED OF TWO (2) 8-STOREY BUILDINGS AND TOWNHOUSES IN THE SOUTH-WEST QUADRANT OF HIGHWAY 48 AND THE CITY OF MARKHAM/TOWN OF WHITCHURCH-STOUFFVILLE MUNICIPAL BOUNDARY (NORTH OF 19TH AVENUE) PART OF LOT 31, CONCESSION 7 (WARD 6) (FILE NO. PLN 20 134853) (10.7)

Regional Councillor Jim Jones assumed the Chair at 10:47 PM.

The Public Meeting this date was to consider an application submitted by Flato Developments Inc. for Draft Plan of Subdivision to create blocks for a public park, public road and residential development comprised of two (2) 8-storey and townhouses in the south-west quadrant of Highway 48 and the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (north of 19th Avenue), Part of Lot 31, Concession 7 (Ward 6), File No. PLN 20 134853.

The Committee Clerk advised that 29 notices were mailed on May 12, 2021, and a Public Meeting sign was posted on May 12, 2021. No written submissions were received regarding this proposal.

Stacia Muradali, Manager of Development, East District, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Emma West, Boushfields Inc., representing the Applicant, provided a presentation on the development proposal.

The following deputation was made on the proposed development:

Michael Larkin, representing AMI

- Strongly object to the applicant's depiction of his clients lands as open space, as the lands are being proposed for a cemetery and funeral home;
- Requested to be notified in regards to future meetings on this item;
- Asked to be part of the Landowners Group for this area.

Committee provided the following feedback on the proposed development:

- Inquired about the water servicing and pumping station;

- Inquired how the rental units will only be leased to persons 55 plus.

The Applicant responded to inquiries from the public and the Committee. A water pipe will be installed along Dickson Hill Road up to 19th Avenue, and a watermain will be placed near the Dickson Hill homes, but it will be at the discretion and cost of the Dickson Hill property owners if they choose to connect to the municipal water supply. The pumping station will be designed to manage odor. Adults over 55 will be encouraged to rent the rental units (versus other demographic groups) by marketing to this demographic and by not offering activities for children. The older adult community will include a library and fitness room. The townhomes are being built to include a purpose built secondary suite on the ground floor to make them more affordable. The Minster Zoning Order permitted for apartment buildings and townhouses to be built on the subject lands.

Ms. Muradali advised that the water servicing, and the road alignment are currently under review, as there will need to be cost-sharing agreements between the City of Markham and the City of Whitchurch-Stouffville for these services. York Region will also take part in these discussions.

Ms. Muradali was asked to follow-up on whether Council's comments about permitting other building types such as semi-detached dwellings and duplexes were sent to the Province to include in the MZO.

Councillor Collucci thanked the applicant and his team, and members of the public for attending the meeting.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. **That the deputation by Michael Larkin, regarding the Flato Developments Inc, Application for Draft Plan of Subdivision to create blocks for a public park, public road and residential development comprised of two (2) 8-storey and townhouses in the south-west quadrant of Highway 48 and the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (north of 19th Avenue), Part of Lot 31, Concession 7 (Ward 6), File No. PLN 20 134853” be received; and,**
2. That the Development Services Commission report dated May 3rd, 2021, and titled “PRELIMINARY REPORT, Flato Developments Inc, Application for Draft Plan of Subdivision to create blocks for a public park, public road and residential development comprised of two (2) 8-storey and townhouses in the south-west quadrant of Highway 48 and the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (north of 19th Avenue), Part of Lot 31, Concession 7 (Ward 6), File No. PLN 20 134853” be received; and,
3. That the record of the Public Meeting held on June 1st, 2021 with respect to the Draft Plan of Subdivision application (PLN 20 134853) submitted by Flato Developments Inc.,

to create blocks to allow a new public park and public road, and development blocks for residential development on the west side of Highway 48, south of the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (Part of Lot 31, Concession 7), be received; and further,

4. That the Draft Plan of Subdivision application (PLN 20 134853), submitted by Flato Developments Inc., to create blocks to allow a new public park and public road, and development blocks for residential development on the west side of Highway 48, south of the City of Markham/ Town of Whitchurch-Stouffville municipal boundary (Part of Lot 31, Concession 7), be referred back to Staff for further review and a Recommendation Report.

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 11:48 PM.