

Electronic Development Services Public Meeting Minutes

June 27, 2022, 7:00 PM - 9:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Regrets	Clement Messere, Senior Planner	
Staff	Sabrina Bordone, Development	Laura Gold, Council/Committee
	Manager, Central District	Coordinator
	Brad Roberts, Manager, Zoning and	Stephen Lue, Senior Manager of
	Special Projects	Development
		Stephen Corr, Senior Planner II

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

The deputations were heard with the respective items.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, FLATO UPPER MARKHAM VILLAGE INC., 5474 & 5662 19th AVE. DRAFT PLAN OF SUBDIVISION APPLICATION TO FACILITATE THE CREATION OF

DEVELOPMENT RESIDENTIAL BLOCKS, PARKS, ROADS, AND SERVICING BLOCKS (WARD 6)

FILE NO.: PLAN 22 114368 (10.7)

The Public Meeting on this date was to consider an application submitted by Flato Upper Markham Village Inc. for a draft plan of subdivision which will create development blocks for development of a total of 900 units comprised of 233 single detached dwellings, 244 townhouses and 423 apartment units which will include seniors housing. Public street, park, servicing and stormwater blocks will also be created as part of the subdivision application.

The Committee Clerk advised that 40 notices were mailed on June 7, 2022, and a Public Meeting sign was posted on June 1, 2022. There were 2 written submissions received regarding this proposal.

Stephen Lue, Senior Manager of Development, introduced item.

Stephen Corr, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Ashley Paton, Bousfields Inc., provided a presentation on the proposed development.

The following deputation were made on the proposed development:

Johnny Wideman, Executive Director of Willowgrove Inc. (a farm and nature camp abutting the subject lands to the north) expressed concern that Willowgrove had not received written notification regarding the Statutory Development Services Public meeting, and that they have not received requested application submission materials from the City. Mr. Wideman requested: 1) that the reliance of the Willowgrove property for any future road connections not? be considered, as their business is operational; 2) to ensure that the adjacent lands located in Whitchurch-Stouffville are provided facilities, such as schools and community amenities, to support the development; 3) that the Subdivision Agreement recognize the existing and continued use and operation of Willowgrove Farm; 4) suggested that the minimum distance formula be used to to minimize land use conflicts from the proposed development and active farming related to odour and sensitive uses; 5) that the owner enter into a well monitoring program to address the potential impact of the proposed development on the private water supply of Willowgrove; 6) ensure that noise, dust and vibration impacts are mitigated during the construction phases so that Willowgrove can continue its existing operations; 7) that a landscape buffer be extend to the east for the full extent of the Draft Plan Subdivision Plan adjacent to Willowgrove Farm, and that details on

the width and plantings be provided to Willowgrove; and 8) that the Draft Plan of Subdivision be updated to reflect that Willowgrove is operational rather than future residential lands.

Brian Drudge expressed concern that one address was incorrect on the public meeting notice mail out, and that area residents were not properly notified of the Statutory Public Meeting. Mr. Drudge was also concerned that the Draft Plan of Subdivision does not reflect a lot line adjustment registered in 2018, resulting in the Draft Plan including portions of his property.

The Committee discussed the following relative to the proposed development:

- Suggested that the proposed development should include more triplexes and duplexes – “the missing middle”;
- Requested that landscaping in the front yards of the townhouses fronting 19th Avenue be privately maintained as a condominium;
- Requested that the City’s Legal Department advise on whether another Statutory Public Meeting is required due to the incorrect address on the meeting notice mail out;
- Spoke about the future road network in this area, and east west connections between McCowan Road and Highway 48;
- Questioned if the draft plan of subdivision could go directly to Council in July 2022.

Emily West, Bousfields Inc., advised that they will update the Draft Plan of Subdivision to reflect that Willowgrove is still operational. Ms. West noted that the road network is being planned to protect for future development of the Willowgrove lands.

Shakir Rehmatullah, Flato Developments, advised that his team is committed to working with Willowgrove Farms. Mr. Rehmatullah confirmed that a portion of the lands indeed were transferred to the Drudge family in 2018 , and the Draft Plan will be updated to correct that error.. Mr. Rehmatullah advised that he is endeavoring to provide a range of housing types, including affordable housing in the proposed development.

Councillor Amanda Collucci thanked the Applicant and residents for attending tonight’s meeting. Councillor Collucci requested the contact information of the deputants so that she can reach out to them to better understand their concerns.

Mr. Lue advised that the first submission is still under review and it was not attainable for the Draft Plan of Subdivision Application to go to Council for

consideration until the review is complete and that technical comments are adequately addressed to allow for the preparation of appropriate draft plan of subdivision conditoins

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. **That the deputations by Johnny Wideman, Executive Director of Willowgrove Inc., and Brian Drudge, regarding Flato-Upper Markham Village Inc., 5474 & 5662 19th Avenue Draft Plan of Subdivision Application to Facilitate the Creation of Development Residential Blocks, Parks, Roads, and Servicing Blocks (Ward 6) File No. Plan 22 114368, be received; and,**
2. **That the written submissions by Johnny Wideman, Executive Director of Willowgrove Inc., and Brian Drudge, Flato-Upper Markham Village Inc., 5474 & 5662 19th Avenue Draft Plan of Subdivision Application to Facilitate the Creation of Development Residential Blocks, Parks, Roads, and Servicing Blocks (Ward 6) File No. Plan 22 114368, be received; and,**
3. That the report entitled “Preliminary Information Report, Flato-Upper Markham Village Inc., 5474 & 5662 19th Avenue Draft Plan of Subdivision Application to Facilitate the Creation of Development Residential Blocks, Parks, Roads, and Servicing Blocks (Ward 6) File No. Plan 22 114368, be received; and,
4. That the Record of the Public Meeting held on June 27, 2022 with respect to the proposed Draft Plan of Subdivision application submitted by Flato-Upper Markham Village Inc., be received, and,
5. That the application by Flato-Upper Markham Village Inc. for a proposed Draft Plan of Subdivision (File No. Plan 22 114368) 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 PUBLIC MEETING INFORMATION REPORT 4031 SIXTEENTH AVENUE (UNIONVILLE) INC. 4031 16th AVENUE APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO FACILITATE SEVEN SINGLE DETACHED DWELLING LOTS ACCESSED BY A PRIVATE LANE AND

**THE CONVEYANCE OF OPEN SPACE AND PARKLAND BLOCKS.
(WARD 3) FILE NO.: 22 116814 (10.7)**

The Public Meeting on this date was to consider an application submitted by 4031 Sixteenth Avenue (Unionville) Inc. c/o Gatzios Planning + Development Consultants Inc. This application is for a Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of the property for:

- 7 single detached dwellings lots, including relocation of the existing heritage house
- A private laneway intersecting with Normandale Road
- An Open Space block to be dedicated to the City of Markham, and
- A Parkland Block to be dedicated to the City of Markham.

In June 2018 the Local Planning Appeal Tribunal (now the Ontario Land Tribunal), approved applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of the Subject Lands. However, the approved Draft Plan of Subdivision was not registered within the three year time limit stipulated in the *Planning Act*. As a result, a new Draft Plan of Subdivision is required, which is exactly the same as the previous approval.

The Committee Clerk advised that 185 notices were mailed on June 7, 2022, and a Public Meeting sign was posted on June 1, 2022. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Manager of Development, introduced item.

Sabrina Bordone, Development Manager, Central District gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues/next steps.

James Koutsovitis, Gatzios Planning + Development Consultants Inc., provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Ann Woods questioned whether the landowner and the proposed development have changed since the applications were originally submitted. Ms. Woods expressed the following concerns regarding the proposed development: that an orchard of trees were cut down on the property; that the property has become unsightly; the blowing of soil has denied her the enjoyment of her property; and that the construction has not started yet, but that there are building materials on the site. Ms. Woods requested that the Owner be required to inspect the property monthly for weeds, communicate regularly with the community, and cover or move the building materials as gesture of goodwill.

Marcel Abela questioned why a new Draft Plan of Subdivision was required if all approvals were already obtained, and if there will be any further delays to the construction of the single detached dwellings due to the high price of construction. Mr. Abela further questioned what the next steps are, if all lots had been sold, and if they were required to be sold for the construction to start.

The Committee provided the following feedback on the proposed development:

- Questioned why the proposed road is private rather than public;
- Suggested that development should proceed as soon as possible;
- Contemplated when the draft Plan of Subdivision should go to Council and whether wording should be added to the motion that would permit staff to do minor tweaks to the plan in order to expedite the process.

Ms. Bordone confirmed that there has been no changes to the Draft Plan of Subdivision from the original applications. Ms. Bordone clarified that the Applicant is re-submitting the application, as the original Draft Plan of Subdivision was not registered within the time limit.

Maria Gatzios, Gatzios Planning + Development Consultants Inc., confirmed that LiVante is still the developer of the proposed development, and that they are interested in proceeding with construction as soon as possible. Ms. Gatzios clarified that LiVante retained Better Build to manage the onsite maintenance of the subject lands. Ms. Gatzios advised a private road has been proposed rather than a public road, as the area of private road does not need to be as large. Furthermore, the cost of the landscaping and maintenance of the private road can be shared by the homeowners.

The Committee recessed from 9:29 to 9:40 PM.

Moved by Deputy Mayor Don Hamilton

Seconded by Mayor Frank Scarpitti

- 1. That the deputations by Ann Wood and Marcel Abela, regarding the Application for Draft Plan of Subdivision to facilitate seven single detached dwelling lots accessed by a private lane and the conveyance of open space and parkland blocks, 4031 16th Avenue, Ward 3, File No. PLAN 22 116814” be received; and,**
2. That the report entitled “PRELIMINARY INFORMATION REPORT, Application for Draft Plan of Subdivision to facilitate seven single detached dwelling lots accessed by a private lane and the conveyance of open space and parkland blocks, 4031 16th Avenue, Ward 3, File No. PLAN 22 116814” be

received; and,

3. That the Record of the Public Meeting held on June 29, 2022 with respect to the proposed Draft Plan of Subdivision application, be received; and,
4. That the application by 4031 Sixteenth Avenue (Unionville) Inc. for a proposed Draft Plan of Subdivision be referred back to staff **and that conditions of the draft plan approval be brought back to the July 14, 2022 Council meeting**; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.3 PATIO EXTENSION REPORT (10.0)

Brad Roberts, Manager, Zoning and Special Projects, advised that in response to the feedback provided at the May 16, 2022, Development Services Committee meeting on temporary patios, staff have updated the request to extend the temporary zoning by-law to permit patio extensions to also include permissions for outdoor sales and display within the Main Street Markham heritage area. The temporary by-law will be extended until December 31st, 2023 if endorsed by Council.

Mr. Roberts clarified that retailers would be required to apply for a Road Occupancy Permit (ROP) if their sidewalk sale extended onto the municipal boulevard, but that no permit would be required if the display remained on private property. Mr. Roberts advised that the price of the ROP is set based on a cost recovery model. Mr. Robert noted that the update to the temporary by-law would provide retailers on Main Street Markham and Main Street Unionville with consistent permissions in regards to outdoor sales and displays.

A Committee Member suggested that these permissions should be made permanent with some flexibility in the rules.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Reid McAlpine

1. That the Memorandum titled, "Patio Extension Program, City File PR-20-115253", be received; and,

2. That the city-wide Temporary Zoning By-law to permit new or expansions to existing outdoor patios, and outdoor sales and display in the Heritage Main Street Markham area, be approved; and,
3. That authority to act on behalf of Council to grant municipal authorizations required by the Alcohol and Gaming Commission of Ontario for the temporary extension of a liquor license be delegated to the City Clerk; and,
4. That Council grant the City's processing fees for the temporary extension of liquor license requests be waived until December 31, 2023; and,
5. That temporary new or temporary expansions to existing patios, which have been approved since June 30, 2020, and located on a private property, be granted temporary approval of their extension until December 31, 2023; 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 Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

The Development Services Committee adjourned at 9:52 AM.

Carried