

Development Services Public Meeting Minutes

Meeting Number: 16
October 24, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Rick Cefaratti, Senior Planner, West District	Stephen Lue, Senior Manager, Development Manager
	Laura Gold, Council/Committee Coordinator	Jennifer Kim, Senior Planner
	Erica Alligood, Election and Committee Coordinator	Nusrat Omer, Senior Planner
	Clement Messere, Manager, Development - West District	

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:02 AM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, GLENDOWER PROPERTIES INC., APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A 211 UNIT RESIDENTIAL DEVELOPMENT (SINGLE DETACHED, TOWNHOUSES, MID-RISE), INCLUDING PARTIAL DETACHED LOTS, PUBLIC PARKETTE, NEW PUBLIC ROADS, AND A NATURAL HERITAGE BLOCK AT 11139 VICTORIA SQUARE BOULEVARD AND 11251 WOODBINE AVENUE (WARD 2), FILE NO. PLAN 23 121495 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Glendower Properties Inc.

The Committee Clerk advised that 125 notices were mailed on October 3, 2023 and a Public Meeting sign was posted on October 2, 2023. There were 1 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

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

Marshall Smith, KLM Planning Partners Inc., provided a presentation on the proposed development.

There were no comments from the audience with respect to this application.

The Committee provided the following feedback on the proposed development:

- Noted the Victoria Square Community needs a community centre to facilitate growth in the area, even if smaller in scale, as currently there is no pool or library in the community;
- Expressed concern that too many houses in proposed development are being planned to back on to green space, suggesting that green space should remain open for the entire community to use and enjoy.

Moved by Councillor Ritch Lau

Seconded by Mayor Frank Scarpitti

1. **That the written submission by Sanjay Sethi regarding the application by Glendower Properties Inc. for a proposed Zoning By-law Amendment (PLAN 23 121495), be received; and,**

2. That the report entitled “PUBLIC MEETING INFORMATION REPORT, GLENDOWER PROPERTIES INC., APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A 211 UNIT RESIDENTIAL DEVELOPMENT (SINGLE DETACHED, TOWNHOUSES, MID-RISE), INCLUDING PARTIAL DETACHED LOTS, PUBLIC PARKETTE, NEW PUBLIC ROADS, AND A NATURAL HERITAGE BLOCK AT 11139 VICTORIA SQUARE BOULEVARD AND 11251 WOODBINE AVENUE (WARD 2), FILE NO. PLAN 23 121495” be received; and,
3. That the Record of the Public Meeting held on October 24, 2023 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
4. That the application by Glendower Properties Inc. for a proposed Zoning By-law Amendment (PLAN 23 121495), 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

4.2 PUBLIC MEETING INFORMATION REPORT, FIRST ELGIN MILLS DEVELOPMENT INC. AND FIRST ELGIN NORTH LTD., APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A 568 DWELLING RESIDENTIAL DEVELOPMENT

(SINGLE DETACHED, TOWNHOUSES, A MID-RISE BLOCK, A MIXED USE BLOCK), INCLUDING BLOCKS FOR A SCHOOL, PARK, STORMWATER MANAGEMENT, OPEN SPACE AND GREENWAY, AND NEW PUBLIC ROADS AT 3208 ELGIN MILLS ROAD EAST (WARD 2), FILE NO. PLAN 23 129239 (10.5)

The Public Meeting this date was to consider an application submitted by First Elgin Mills Development Inc.

The Committee Clerk advised that 157 notices were mailed on October 3, 2023 and a Public Meeting sign was posted on October 2, 2023. There were 6 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, provided a presentation on the proposed development.

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

Emily Grant, Malone Given Parsons, provided a presentation on the proposed development.

The following deputation was made in regards to another new development in area:

Alenoosh Keoshkenian, resident residing on Boyd Court, expressed concern about a bright light from a new development beaming into her bedroom windows, requesting that a fence be erected to block the light.

The Mayor requested staff reach out to the deputant to see if there is anything the City can do to resolve the issue, suggesting that landscaping may help solve the problem.

The Committee provided the following feedback on the proposed development:

- Questioned if the proposed development will include affordable housing units, and asked how the houses are being made more affordable;
- Questioned where the retail units will be located;
- Expressed concern that too many houses in proposed development are being planned to back on to green space, suggesting that green space should remain open for the entire community to use and enjoy;
- Noted the Victoria Square Community needs a community centre to facilitate growth in the area, even if smaller in scale, as currently there is no pool or library in the community.

Ms. Grant advised that housing in blocks 403 and 404 of the proposed development will be the most affordable as it will be medium density – mixed use low-rise. Ms. Grant advised that any retail will also be located in block 404 of the proposed development, noting there is no commitment to include retail in proposed development at this time. Ms. Grant did not have any information in regards to whether the proposed development will include affordable housing units.

Moved by Councillor Ritch Lau

Seconded by Councillor Reid McAlpine

1. **That the deputation by Alenoosh Keoshkenian regarding the impact of a nearby new development on her property, be received; and,**
2. **That the written submissions by Nadia Irish, Bethel Poon, Scarlett Shao, Sanjay Sethi, Ji Yun Dai, and Michelle Hui, regarding the Application for Zoning By-law Amendment (PLAN 23 129239), be received; and,**
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for Zoning By-law Amendment to permit a development of 568 dwelling residential development (single detached, townhouses, a mid-rise block, a mixed use block), including blocks for a school, park, stormwater management, open space and greenway, and new public roads at 3208 Elgin Mills Road East File Number PLAN 23 129239” be received; and,
4. That the Record of the Public Meeting held on October 24, 2023 with respect to the proposed Zoning By-law Amendment application, be received; and,
5. That the application by First Elgin Mills Development Inc. and First Elgin North Ltd. for a proposed Zoning By-law Amendment (PLAN 23 129239), 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

**4.3 PUBLIC MEETING INFORMATION REPORT, 404 MAJOR MAC WEST DEVELOPMENTS LIMITED, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A COMMERCIAL BUILDING FOR MOTOR VEHICLE SALES AND REPAIR ESTABLISHMENT AT 710 MARKLAND STREET (WARD 2),
FILE NO. PLAN 23 116352 (10.5)**

The Public Meeting this date was to consider an application submitted by 404 Major Mac West Developments Limited.

The Committee Clerk advised that 215 notices were mailed on October 3, 2023 and a Public Meeting sign was posted on October 4, 2023. There were 7 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, provided a presentation on the proposed development.

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

Nick Pileggi, Macaulay Shiomi Howson Ltd, provided a presentation on the proposed development.

There were no comments from the audience with respect to this application.

The Committee provided the following feedback on the proposed development:

- Questioned how many jobs the proposed development will create;
- Questioned when construction will start on the project;
- Discussed the proposed 404 ramp extension in this location, and why it is needed;
- Asked if the retailers opening up as part of the proposed development could be disclosed;
- Questioned if all of the trees currently located on the subject lands will require to be taken down;
- Suggested that Applicant consider trying to attract an electric vehicle dealer to this location.

Mr. Pileggi advised that the retailers to be included in the proposed development will be exciting additions to Markham, but he was unable to disclose the names of the retailers nor was he aware of status of the lease agreement with these retailers. Mr. Pileggi estimated that the proposed dealership will create 100-150 jobs, and that the retailers would produce additional jobs.

Mr. Cefaratti advised that all the trees on the subject lands would be required to be taken down to build the proposed development, and that compensation for the loss of these trees would be determined through the Site Plan process. Mr. Lue confirmed the trees located on the subject lands are not designated as a woodlot nor are they part of the City or Region's greenway system.

Mr. Lue advised that a new 404 ramp is required in this location to facilitate growth in the area, noting a large industrial commercial development will be built

in this area. Mr. Lue clarified that both Markham and York Region will be responsible for financing the new 404 ramp.

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

1. **That the written submissions by Kelvin Zhu, Cheng Li, Nancy Adam, Andrew Orr (2 submissions), Vincent Li, and Kenneth Wong; with respect to the proposed Zoning By-law Amendment to permit the development of a motor vehicle sales and service establishment on the Subject Lands, File No. PLAN 23 116352 (Ward 2), be received; and,**
2. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Macaulay Shiomi Howson Ltd., on behalf of 404 Major Mac West Developments Limited, for a Zoning By-law Amendment to permit the development of a motor vehicle sales and service establishment on the Subject Lands, File No. PLAN 23 116352 (Ward 2)", be received; and,
3. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Macaulay Shiomi Howson Ltd., on behalf of 404 Major Mac West Developments Limited, for a Zoning By-law Amendment to permit the development of a motor vehicle sales and service establishment on the Subject Lands, File No. PLAN 23 116352 (Ward 2)", be received; and,
4. THAT the Record of the Public Meeting held on October 24, 2023, with respect to the proposed Zoning By-law Amendment to permit the development of a motor vehicle sales and service establishment on the Subject Lands, File No. PLAN 23 116352 (Ward 2), be received; and,
5. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Macaulay Shiomi Howson Ltd., on behalf of 404 Major Mac West Developments Limited, for a Zoning By-law Amendment to permit the development of a motor vehicle sales and service establishment on the Subject Lands, File No. PLAN 23 116352 (Ward 2)", be referred back to staff for a report and recommendation to evaluate the proposal; and,
6. **THAT Staff continue to work with public and Applicant on the subject application; and further.**
7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution

Carried**5. ADJOURNMENT**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Juanita Nathan

That the Development Services Public Meeting adjourned at 8:35 PM.

Carried