

## Development Services Public Meeting Minutes

**Meeting Number: 9**  
**May 14, 2024, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan Councillor Ritch Lau	Councillor Andrew Keyes
Staff	Sabrina Bordone, Manager, Development, Central District Rick Cefaratti, Senior Planner, West District Laura Gold, Council/Committee Coordinator Stephen Lue, Senior Manager, Development	Stephen Corr, Senior Planner Aaron Chau, Planner I Elizabeth Martelluzzi, Senior Planner Mohammad Hussnain, Planner I

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

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

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

There was no disclosure of pecuniary interest.

### **3. DEPUTATIONS**

Deputations were heard with the respective item.

#### 4. REPORTS

##### 4.1 PUBLIC MEETING INFORMATION REPORT, LANGSTAFF LAND HOLDINGS LTD. AND PINO GRANDE HOLDINGS AT 3, 5, 21 ESSEX AVENUE AND 139, 201, 203, 205 LANGSTAFF ROAD EAST, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT AN OUTDOOR STORAGE FOR A THREE-YEAR PERIOD AT 3, 5, 21 ESSEX AVENUE AND 139, 201, 203, 205 LANGSTAFF ROAD EAST (WARD 1) FILE NO. PLAN 24 161315 (10.5)

The Public Meeting on this date was to consider an application submitted by Langstaff Land Holdings Ltd. and Pino Grande Holdings.

The Committee Clerk advised that 62 notices were mailed on April 24, 2024, and a Public Meeting sign was posted on April 18, 2024. There was 1 written submission received regarding this proposal.

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

Mohammad Hussnain, Planner I, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

James Koutsovitis, Gatzios Planning and Development Consultants Inc., provided a presentation on the development application.

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

The Committee discussed the following relative to the development application:

- Received clarification that the by-law can restrict the outdoor storage use to vehicle storage.
- Supported the usage for the next 3 years but noted that it will need to stop once there are condominiums with people living in them in this location.
- Discussed Kylemore's development plans and timing.
- Discussed the Langstaff Community's current infrastructure capacity and the improvements that will need to be made to support future development in this community.
- Discussed an upcoming Statutory Development Services Public Meeting to discuss Kylemore's repurposed development application for one of its parcels of lands located in the Langstaff Community.

Staff and the Applicant responded and provided clarification to inquiries from the Committee.

The Committee requested that this item be referred directly to Council.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

**1. That the written submissions by Vince Cavallo and Lorie, Italdoor, be received; and,**

2. That the report titled “Public Meeting Information” and the Application by Langstaff Land Holdings Ltd. and Pino Grande Holdings, for a Zoning By-law Amendment to facilitate the extension of a Temporary Use By-law (File No. PLAN 24 161315), be received; and,

3. That the Record of the Public Meeting held on May 14, 2024, with respect to the proposed Zoning By-law Amendment to facilitate the extension of a Temporary Use By-law (File No. PLAN 24 161315), be received; and,

4. That the application by Langstaff Land Holdings Ltd. and Pino Grande Holdings, Application, for a proposed Zoning By-law Amendment to facilitate the extension of a Temporary Use By-law (File No. PLAN 24 161315), be approved; and,

5. That the proposed amendment to Zoning By-law 2551, as amended, be enacted without further notice; 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, WHITE OWL PROPERTIES LIMITED AT 405 AND 505 MILLER AVENUE, APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT AN INDUSTRIAL/COMMERCIAL DEVELOPMENT INCLUDING SIX FUTURE BUILDINGS, ACCESSED BY A NEW PUBLIC ROAD (STREET ‘A’) CONNECTING WOODBINE AVENUE TO MILLER AVENUE, AND THE ADDITION OF INDUSTRIAL AS A PROPOSED USE ON BLOCK 2 OF THE APPROVED DRAFT PLAN OF SUBDIVISION WITH A NEW SITE-WIDE PARKING RATE, WHILE RETAINING THE EXISTING PERMITTED COMMERCIAL USES (WARD 8), FILE NO. PLAN 23 150318 (10.5)**

The Public Meeting on this date was to consider an application submitted by White Owl Properties Limited.

The Committee Clerk advised that 106 notices were mailed on April 24, 2024, and a Public Meeting sign was posted on April 22, 2024. A revised notice to include the address of 505 Miller Avenue was subsequently mailed on May 2, 2024. There were 2 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, provided an update on the development application.

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

Angela Sciberras from 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 discussed the following relative to the proposed development:

- Suggested that City needs a comprehensive study of the entire Woodbine Avenue Corridor to guide Council in its decision making and to ensure the area is well planned.
- The expansion of industrial uses on site was generally supported, but concerns were expressed that this could lead to a future shortage of on-site parking should the mix of uses change over time.
- Clarification that the City's Parking By-law would be applied to ensure adequate on-site parking if the usage of the subject lands was to change over time.
- Discussed the pond size and depth, and its dewatering plan.

Staff and the Applicant responded and provided clarification to inquiries from the Committee.

The Committee requested that this item be referred to an upcoming Council meeting.

Moved by Councillor Isa Lee

Seconded by Mayor Frank Scarpitti

1. **That the written submissions by Evelin Ellison, and Gordon Yen, be received; and,**
2. That the report entitled "Public Meeting Information Report", White Owl Properties Limited, Application for a Zoning By-law Amendment to

permit an industrial/commercial development including six future buildings, accessed by a new public road (Street ‘A’) connecting Woodbine Avenue to Miller Avenue, and the addition of industrial as a proposed use on Block 2 of the Approved Draft Plan of Subdivision with a new site-wide parking rate, while retaining the existing permitted commercial uses (Ward 8), File No. PLAN 23 150318”, be received; and,

3. That the Record of the Public Meeting held on May 14, 2024 with respect to the proposed Zoning By-law Amendment application, be received; and,
4. That the application by White Owl Properties Limited, for a proposed Zoning By-law Amendment (PLAN 23 150318), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.3 PUBLIC MEETING INFORMATION REPORT, 1000503212 ONTARIO INC AT 7960 REESOR ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT FIVE NEW MIXED-USE INDUSTRIAL BUILDINGS, WITH**

**14,200 M<sup>2</sup> (152,850 FT<sup>2</sup>) GROSS FLOOR AREA AND THE RETENTION OF THE EXISTING HERITAGE DWELLING TO ACCOMMODATE AN APPROPRIATE FUTURE USE AT 7960 REESOR ROAD (WARD 7), FILE NO. PLAN 24 163734 (10.5)**

The Public Meeting on this date was to consider an application submitted by Gagnon Walker Domes Ltd.

The Committee Clerk advised that 231 notices were mailed on April 24, 2024, and a Public Meeting sign was posted on April 18, 2024. There were two written submissions received regarding this proposal.

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

Richard Domes, GWD Planners, provided a presentation on the proposed development.

Emily Grant, Malone Given Parsons, provided a deputation expressing concern that the intended extension of Sevendale Drive nor the protection for a collector

road have been contemplated in the Applicant's Site Plan. Ms. Grant explained that Boxgrove Hills Development Inc. requires access to a proposed public road internal to site to protect the extension of Sevendale Drive and her client's access to future development on the east side of Donald Cousens. Ms. Grant noted that the collector road is also needed to protect future access to the Donald Cousens Parkway Transitway Station. Ms. Grant requested that the application be revised so that the roads service all developments in the area not just the Applicants. Ms. Grant also requested to be notified of any update to this application.

Nimisha Patel made a deputation suggesting that information on the development proposal should have been shared with Box Grove Connected and Cedar Grove Farmers prior to the meeting. Ms. Patel questioned when there will be Secondary Plan for the Box Grove Community. Ms. Patel expressed the following additional concerns: the traffic the proposal may generate; that the Parks Canada's lands may be affected; and, the types of business that may operate on subject land, such as unlicensed personal services that put strain on police and by-law enforcement. Ms. Patel encouraged Markham Council to develop a plan for the Box Grove Community that would ensure that it becomes a complete community.

The Committee discussed the following regarding the proposed development:

- Expressed concern regarding the road configuration and that the road was being proposed to be privately owned.
- Received clarification that this development application is for the usage of the lands rather than for the road location.
- Noted the future road configuration for this site should be designed in consideration of other future developments in the area, and the future Donald Cousens Parkway Transitway and Montreal Express Stations proposed to be situated in this location, suggesting that Transportation and Planning Staff look at the road configuration.
- Suggested that it may be appropriate to develop these lands as a Transit Oriented Committee.

Mr. Lue advised that Staff will investigate the Committee's concerns regarding the road configuration.

The Applicant advised that it has not been confirmed at this point in time if the roadway would be private or public.

Moved by Councillor Juanita Nathan

Seconded by Regional Councillor Jim Jones

1. **That the written submissions by Box Grove Developers Group Inc, Emily Grant, Malone Given Parsons, be received; and,**
2. **That the deputation by Emily Grant, Malone Given Parsons, be received; and,**
3. That the "Public Meeting Information Meeting Report", Zoning By-law Amendment application to Five new mixed-use industrial buildings, with 14,200 m<sup>2</sup> (152,850 ft<sup>2</sup>) Gross Floor Area and the retention of the existing heritage dwelling to accommodate an appropriate future use (Ward 7), (File No. PLAN 24 163734) at 7960 Reesor Road, submitted by Gagnon Walker Domes Ltd. be received; and,
4. That the Record of the Public Meeting held on May 14, 2024, with respect to the proposed application for Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. for 7960 Reesor Road (File No. PLAN 24 163734), be received; and,
5. That the application by Gagnon Walker Domes Ltd. for the proposed Zoning By-law Amendment (File No. PLAN 22 266738), 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**

**5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:04 PM.