



Minutes
Development Services Public Meeting
November 13, 2018 - 7:00 PM
Council Chamber
Meeting No. 10

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti (arrived at 7:42pm)

Deputy Mayor Jack Heath

Regional Councillor Jim Jones

Regional Councillor Joe Li

Regional Councillor Nirmala Armstrong

Councillor Valerie Burke

Councillor Alan Ho

Councillor Don Hamilton

Councillor Colin Campbell

Councillor Amanda Collucci

Councillor Khalid Usman

Councillor Alex Chiu

Ron, Blake, Senior Development Manager

Sabrina Bordone, Senior Planner

Stephen Corr, Senior Planner, Planning & Urban Design

Lilli Duoba, Manager, Natural Heritage

Richard Kendall, Manager, Central District

Patrick Wong, Natural Heritage Planner

Alida Tari, Acting Manager of Access & Privacy

Regrets

Councillor Karen Rea

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

None disclosed.

1. PRELIMINARY REPORT
2080552 & 2328465 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT THIRTY-NINE (39) TOWNHOUSE UNITS
AT 4781, 4791, 4801 AND 4813 14TH AVENUE (WARD 8)
FILE NO. ZA 18 114381 (10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by 2080552 & 2328465 Ontario Inc. for Zoning By-law amendment to permit thirty-nine (39) townhouse units at 4781, 4792, 4801 and 4813 14th Avenue (ZA 18 114381).

The Committee Clerk advised that 152 notices were mailed on October 19, 2018, and a Public Meeting sign was posted on October 13, 2018. Fifteen (15) written submissions were received regarding this proposal.

The Committee Clerk also advised that notice was published in the Markham Economist and Sun, Markham Page on two separate occasions.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There was discussion regarding floor space index (FSI); accessibility to the proposed playground; visitor parking; proposed elevations and snow storage. The Committee discussed reducing the number of proposed units.

The applicant's consultant provided a brief presentation regarding the proposal.

Tom Joseph, Markham resident addressed the Committee regarding the application submitted by 2080552 & 2328465 Ontario Inc. for Zoning By-law amendment to permit thirty-nine (39) townhouse units at 4781, 4792, 4801 and 4813 14th Avenue and stated concerns.

Noresh Sodha, Markham resident addressed the Committee with respect to the application submitted by 2080552 & 2328465 Ontario Inc. for Zoning By-law amendment to permit thirty-nine (39) townhouse units at 4781, 4792, 4801 and 4813 14th Avenue and spoke in opposition.

Moved by Councillor Alex Chiu
Seconded by Councillor Khalid Usman

That the correspondence from D. Brian McKerchar, Joanne Li, Jianguo Yao, Naresh, Ronald Jean, Tom Joseph, Mohammad Hassan Mosleh Shirazi, Paulette and Jerry Birkett, Salvatore and Jose Messina, Liu (Lou) Manshu, Dinesh and Sadhana Shah, Dennis Hood, Ron and Sonja Tonshek, Samia and Paul Tan and Clara and Johnson Vellahottam, be received; and,

That the deputations from Tom Joseph and Noresh Sodha, be received.

Carried

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Alex Chiu

- 1) That the Development Services Commission report dated May 28, 2018, entitled “Preliminary Report, 2080552 & 2328465 Ontario Inc., Application for Zoning By-law Amendment to permit thirty-nine (39) townhouse units at 4781, 4791, 4801 and 4813 14th Avenue (Ward 8), File No. ZA 18 114381” be received; and,
- 2) That the Record of the Public Meeting held on November 13, 2018 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 3) That the application by 2080552 & 2328465 Ontario Inc. for a proposed Zoning By-law Amendment (ZA 18 114381), be referred back to staff for a report and a recommendation; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

2. PRELIMINARY REPORT
2412371 ONTARIO LIMITED (WYVIEW GROUP)
4121 HIGHWAY 7
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A TEMPORARY AUTOMOBILE STORAGE LOT
FILE: ZA 18 154593, WARD 3 (10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by 2412371 Ontario Limited (Wyview Group) for Zoning By-law amendment to permit a temporary automobile storage lot at 4121 Highway 7 (ZA 18 154593).

The Committee Clerk advised that 90 notices were mailed on October 19, 2018, and a Public Meeting sign was posted on October 19, 2018. No written submissions were received regarding this proposal.

The Committee Clerk also advised that notice was published in the Markham Economist and Sun, Markham Page on two separate occasions.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There was discussion regarding the length of the temporary use zoning by-law. The Committee discussed the importance of tree preservation.

The Committee suggested that staff investigate other options rather than a temporary use by-law such as a lease agreement, and consider other locations.

Keith MaKinnon the applicant's representative addressed the Committee and provided a verbal update relative to proposal.

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

Moved by Mayor Frank Scarpitti
Seconded by Deputy Mayor Jack Heath

- 1) That the record of the Public Meeting held on November 13, 2018, with respect to the application by 2412371 Ontario Limited (Wyview Group) for Zoning By-law Amendment to permit a temporary automobile storage lot at 4121 Highway 7, File ZA 18 154593, be received; and,
- 2) That the application be referred back to staff for a report and recommendation.

Carried

**3. PRELIMINARY REPORT
LINDWIDE DEVELOPMENTS (CORNELL) LIMITED
PROPOSED DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT APPLICATIONS TO
PERMIT 75 SINGLE DETACHED DWELLINGS,
271 TOWNHOUSE DWELLINGS, 204 STACKED TOWNHOUSE DWELLINGS,
HIGH RISE RESIDENTIAL, SENIORS HOUSING AND
EMPLOYMENT USES, SOUTH SIDE OF HIGHWAY 7
AND WEST SIDE OF DONALD COUSENS PARKWAY, WARD 5
FILES SU/ZA 18 154617 (10.7, 10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Lindwide Developments (Cornell) Limited for Draft Plan of Subdivision and Zoning By-law amendment to permit 75 single detached dwellings, 271 townhouse dwellings, 204 stacked townhouse dwellings, high rise residential, seniors housing and employment uses, south side of Highway 7 and west side of Donald Cousens Parkway (SU/ZA 18 154617).

The Committee Clerk advised that 110 notices were mailed on October 19, 2018, and a Public Meeting sign was posted on October 18, 2018. Two written submissions were received regarding this proposal.

The Committee Clerk also advised that notice was published in the Markham Economist and Sun, Markham Page on two separate occasions.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There was discussion regarding consideration to include rental and affordable housing, and ensuring there is connectivity with the existing development.

There was brief discussion relative to the outstanding issues that have delayed the development of the commercial block.

The Committee suggested that staff consider the following in their recommendation report: that two trails are included; further discussions on proposed road patterns; space donation through Section 37 and how this development is integrated into the lands to the north.

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

Moved by Councillor Colin Campbell
Seconded by Councillor Alex Chiu

That the correspondence from Yoko Iwasaki and Norm Pemberton, be received.

Carried

Moved by Councillor Colin Campbell
Seconded by Mayor Frank Scarpitti

- 1) That the record of the Public Meeting held on November 13, 2018, with respect to the proposed Draft Plan of Subdivision 19TM-18002 and Zoning By-law Amendment submitted by Lindwide Properties (Cornell) Limited, Files SU 18 154617 and ZA 18 154617, be received; and,
- 2) That the proposed Draft Plan of Subdivision 19TM-18002 and Zoning By-law Amendment submitted by Lindwide Properties (Cornell) Limited, Files SU 18 154617 and ZA 18 154617, be referred back to staff for a report and recommendation.

Carried

**4. PRELIMINARY REPORT
CITY-INITIATED OFFICIAL PLAN AMENDMENT
TO REDESIGNATE AND PROVIDE FOR
BUSINESS PARK EMPLOYMENT USES FOR A
PORTION OF THE LANDS AT 2780 19TH AVENUE (WARD 2)
FILE NO. OP 18 240585 (10.3)**
[Report](#)

The Public Meeting this date was to consider a City-Initiated Official Plan amendment to re-designate and provide for business park employment uses for a portion of the lands at 2780 19th Avenue (OP 18 240585).

The Committee Clerk advised that 39 notices were mailed on October 19, 2018, and a Public Meeting sign was posted on October 23, 2018. No written submissions were received regarding this proposal.

The Committee Clerk also advised that notice was published in the Markham Economist and Sun, Markham Page on two separate occasions.

Staff gave a presentation regarding the proposal, and the history of the property relative to the Oak Ridges Moraine and Greenbelt Plans.

Sam Orrico addressed the Committee and provided comments regarding farming in the City.

Moved by Mayor Frank Scarpitti
Seconded by Deputy Mayor Jack Heath

- 1) That the Development Services Commission report dated September 5, 2018 entitled “Preliminary Report, City-initiated Official Plan Amendment to redesignate and provide for Business Park Employment uses for a portion of the lands at 2780 19th Avenue” be received; and,
- 2) That the Record of the Public Meeting held on November 13, 2018 with respect to the draft Official Plan amendment be received; and,
- 3) That the City-initiated Official Plan Amendment for 2780 19th Avenue be approved and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted without further notice; and,
- 4) That a copy of the Notice of Decision be forwarded to York Region; and,
- 5) That the deputation from Sam Orrico be received; and further,

- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

ADJOURNMENT

Moved by Councillor Alex Chiu
Seconded by Councillor Amanda Collucci

That the Development Services Public Meeting adjourn at 9:28 PM.

Carried

Alternate formats for this document are available upon request.
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