



Minutes
Development Services Public Meeting
September 4, 2018 - 7:00 PM
Council Chamber
Meeting No. 9

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
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 Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Ron, Blake, Senior Development Manager
Rick Cefaratti, Planner II
Amanda Crompton, Planner
Biju Karumanchery, Director of Planning and Urban
Design
Dave Miller, Manager, West District
Laura Gold, Council/Committee Coordinator

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 was disclosed.

Requests for identification of deputations regarding matters on this agenda.

**1. INFORMATION MEMORANDUM
KING SQUARE LIMITED
REVISED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A MIXED-USE RESIDENTIAL, RETAIL
AND HOTEL DEVELOPMENT ON THE LANDS LOCATED ON THE NORTH
SIDE OF MARKLAND STREET AND WEST OF WOODBINE AVENUE
FILES: OP/ZA 14129350 (10.3, 10.5)1.
[Memo](#)**

The Public Meeting on this date was to consider an application by King Square Limited for revised Official Plan and Zoning By-law Amendment to permit a mixed-use residential, retail and hotel development on the lands located on the north side of Markland Street and west of Woodbine Avenue (OP/ZA 14 129350).

The Committee Clerk advised that 213 notices were mailed on August 15, 2018, and a Public Meeting sign was posted on August 13, 2018. Five (5) written submissions were received regarding this proposal.

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

Kate Cooper, Bousfields Inc. and Johnny Chimienti, Graziani + Corazza Architects provided a presentation on the proposal.

Committee asked the following:

- For a copy of the shadow study (Councillor Burke)
- That the maintenance of the pond be discussed, as part of the Site Plan Agreement;
- That a wind study be undertaken;
- For details on the type and size of the 190 retirement units being proposed;
- To see why a berm is no longer being proposed.

Committee discussed the following:

- The changing of the commercial unit to a multi-residential unit and the impact on traffic;
- The future traffic improvements in the area that will help alleviate some of the traffic on 16th Avenue;
- How the development will mix with the low density properties in the area;
- The parking strategy for the proposal.

Committee asked staff to compare the original proposal with the current proposal to ensure that all concerns have been addressed.

Deputations

Joseph Chin spoke in opposition of the proposal. His concerns included:

- The development is too dense for the area;
- The privacy of residents living in nearby properties due to the proposed height of the buildings;
- The lack of parking being proposed;
- The additional traffic the development will bring to the area;
- The height of the proposed buildings.

Malcom NG spoke in opposition of the proposal. His concern was regarding the density of the proposed development.

Nalini Persaud spoke in opposition of the proposal. Her concerns included:

- The transit, schools and roads in the area are not equipped to support the proposed density of the development;
- The proposed development is too dense for the area.

Joe Roscia, spoke in opposition of the proposal. His concerns included:

- The additional traffic the development will bring to the area;
- The proposed development is too dense for the area;
- The height of the proposed buildings;
- The proposal does not address the residents' concerns from the original proposal.

Simon Tsui, spoke in opposition of the proposal. His concerns included:

- The additional traffic the development will bring to the area;
- The lack of parking being proposed for the development;
- The possibility that the pond will become contaminated from the development;
- The impact of the development on wildlife;
- The shadow effect on the townhomes.

Sam Orrico, spoke in opposition of the proposal. His concern was the height of the buildings and the density of the development.

Peter Leung spoke in opposition of the proposal. His concerns included:

- The proposed development is too dense for the area;
- The impact on the surrounding neighbourhood;
- The impact on social services;
- The additional traffic the development will bring to the area.

Moved by Councillor Alan ho
Seconded by Councillor Colin Campbell

- 1) That the memorandum dated August 15, 2018 titled “Information Memorandum, King Square Limited, Revised Official Plan and Zoning By-law Amendment applications to permit a mixed-use residential, retail and hotel development on the lands located on the north side of Markland Street and west of Woodbine Avenue, Files: OP/ZA 14 129350” be received; and,
- 2) That the record of the Public Meeting held on September 4, 2018, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by King Square Limited, Files OP/ZA 14 129350, be received; and further,
- 3) That the Official Plan Amendment and Zoning By-law Amendment applications submitted by King Square Limited, Files OP/ZA 14 129350, be referred back to staff for a report and recommendation.

CARRIED

**2. PRELIMINARY REPORT
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW AMENDMENT
PLAN OF CONDOMINIUM AND SITE PLAN APPROVAL
BY GEMTERRA (WOODBINE) INC. TO PERMIT
TOWNHOUSES AT 9064 TO 9110 WOODBINE AVENUE (WARD 2)
FILE NOS. OP/SU/ZA/CU/SC 17 153653 (10.3, 10.7, 10.5, 10.6)
[Report](#)**

The Public Meeting on this date was to consider an application submitted by Gemterra (Woodbine) Inc. for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval to permit townhouses at 9064 to 9110 Woodbine Avenue (OP/SU/ZA/CU/SC 17 153653).

The Committee Clerk advised that 296 notices were mailed on August 15, 2018, and a Public Meeting sign was posted on August 14, 2018, 2018. Two (2) written submissions were received regarding this proposal.

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

A representative from Malone Given Parsons LTD. Provided a presentation on the proposed project on behalf of the Applicant.

Committee discussed the following:

- The height of the townhomes;
- The garage and driveway sizes being proposed;
- The snow removal plan;
- The usage and restoration of the heritage home;
- The size of the amenity space;
- If the developer was proposing net zero runoff;
- The park being located across the street from the development;
- The Markham Golf Course lands;
- The access points to the development, which the applicant is currently working on with the City and the Region.

Deputations

Malcom NG spoke in opposition of the proposal. His concerns included:

- The proposed heights of the townhomes;
- The proposed development is too dense for the parcel of the land;

Peter Leung representing Vivian Law spoke in opposition of the proposal. His concerns included:

- The proposed heights of the townhomes;
- The proposed development is too dense for the parcel of the land;
- The laneway is too narrow, which could make it difficult for emergency vehicles to access the townhomes in an emergency;
- The proposed development does not blend in with the rest of the community.

Sarah Jim spoke in opposition of the proposed development. Her concerns included:

- The proposed development is too dense for the parcel of the land;
- The laneway is too narrow, which could make it difficult for emergency vehicles to access the townhomes in an emergency;
- There will be no park for the residents on the parcel of land;
- The additional traffic the proposed development will generate;
- The loss of mature trees.

Allen Wong spoke in opposition of the proposed development. He stipulated that his concerns were similar to concerns already expressed by other residents.

Bimi Liu spoke in opposition to the proposed project. His concern was the townhomes do not have enough livable space.

Jennifer Li spoke in opposition of the proposed project. Her concerns included:

- The townhomes are too close to the Rouge River, which may cause flooding issues in the area;
- The laneway is too narrow, which could make it difficult for emergency vehicles to access the townhomes in an emergency;
- The impact the proposed development will have on traffic;
- The loss of mature trees;
- The impact the proposed development will have on the nearby townhomes;
- The density of the proposed development.

Ming Lee, representing the Condo Y1003 Millbrook Phase 3 Directors spoke in opposition of the project. Their concerns included:

- The proposed development is too dense for the parcel of the land;
- The design of the townhomes is not compatible with the heritage design requirements;
- The impact the new development will have on traffic;
- The loss of privacy of the nearby townhome residents due to the height of the townhomes being proposed;
- The freehold design of the townhomes, suggesting that both the landscaping and the townhomes should be managed by a condo board to ensure the façade and landscaping of the homes is consistent;
- The impact the development could have on flooding in the area;
- Where the proposed River Walk will go;
- The future of the heritage home located on the property.

Eric Xia spoke in opposition of the project. His concern was the loss of mature trees.

Ken Wong spoke in opposition of the project. His concerns were as follows:

- The height of the townhomes;
- The density of the proposed development;
- Safety and privacy concerns.

Brian Ferrier spoke in opposition of the project. His concerns included:

- The development being proposed is too dense for the parcel of land;
- The laneway is too narrow, which could make it difficult for emergency vehicles to access the townhomes in an emergency;
- The impact the development will have on the wildlife in the area.

Alex Wong spoke in opposition of the project. His concerns included:

- The development being proposed is too dense for the parcel of land;
- The removal of snow.

Committee advised that this proposal will also go to the Heritage Markham Committee for its feedback/approval.

Wing Yue submitted a deputation form, but was no longer in attendance when it was time to speak.

The applicant advised that they did not complete a traffic study due to the scale of the project.

Moved by Councillor Alan Ho

Seconded by Councillor Alex Chiu

- 1) That the report titled “PRELIMINARY REPORT, Applications for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Gemterra (Woodbine) Inc., to townhouses at 9064 to 9110 Woodbine Avenue, File Nos. OP SU ZA CU SC 17 153653 (Ward 2)” be received; and,
- 2) That the Record of the Public Meeting held on September 4, 2018, with respect to the proposed Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval to permit townhouses at 9064 to 9110 Woodbine Avenue, File Nos. OP SU ZA CU SC 17 153653 (Ward 2)” be received; and further,
- 3) That the Applications for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Gemterra (Woodbine) Inc., be referred back to staff for a report and recommendation to evaluate the proposal.

CARRIED

**3. APPLICATIONS TO AMEND THE OFFICIAL PLAN
AND ZONING BY-LAW BY
MARTINDALE PLANNING SERVICES, ON BEHALF OF THE
AL HUSSAIN FOUNDATION, TO PERMIT A 0.45 HA. (1.12 AC.)
EXPANSION OF THE EXISTING CEMETERY AT
10992 KENNEDY ROAD (WARD 6)
FILE NOS. OP ZA 17 150049 (10.3, 10.5)**

[Memo](#)

The Public Meeting on this date was to consider an application submitted by Martindale Planning Services, on behalf of the Al Hussain Foundation to permit a 0.45 ha. (1.12 ac.) expansion of the existing cemetery at 10992 Kennedy Road (OP/ZA 17 150049).

The Committee Clerk advised that 31 notices were mailed on August 15, 2018, and a Public Meeting sign was posted on August 15, 2018. No written submissions were received regarding this proposal.

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

Moved by Mayor Frank Scarpitti
Seconded by Councillor Amanda Collucci

- 1) That the report titled “MEMORANDUM, Applications to amend the Official Plan and Zoning By-law by Martindale Planning Services, on behalf of the Al Hussain Foundation, to permit a 0.45 ha. (1.12 ac.) expansion of the existing cemetery at 10992 Kennedy Road (Ward 6), File Nos. OP ZA 17 150049” be received; and,
- 2) That the Record of the Public Meeting held on September 4, 2018, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment, to permit a 0.45 ha. (1.12 ac.) expansion of the existing cemetery at 10992 Kennedy Road (Ward 6), File Nos. OP ZA 17 150049” be received; and,
- 3) That the applications by Martindale Planning Services, on behalf of the Al Hussain Foundation, to amend Zoning By-law 304-87, as amended, be approved; and,
- 4) That the proposed amendments to the 2014 Official Plan and Zoning By-law 304-87, as amended, be 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

The Development Services Public Meeting adjourned at 10:55 PM.

Alternate formats for this document are available upon request.
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