



Minutes
Development Services Public Meeting
June 19, 2018 - 7:00 p.m.
Council Chamber
Meeting No. 8

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 Alex Chiu

Sabrina Bordone, Senior Planner
Rick Cefaratti, Planner II
Catherine Jay, Development Manager, North District
Biju Karumanchery, Director of Planning and Urban
Design
Richard Kendall, Manager, Central District
Stephen Kitagawa, Senior Planner, North District
Dave Miller, Manager, West District
Carlson Tsang, Planner II
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Colin Campbell
Councillor Logan Kanapathi

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. The Committee recessed from 10:00 to 10:15 p.m.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
DIGRAM DEVELOPMENTS (HELEN) INC.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT TO PERMIT THE DEVELOPMENT
OF ELEVEN (11) SINGLE-DETACHED DWELLINGS AND
TWENTY-SIX (26) TOWNHOUSE DWELLINGS AT
55, 63 AND 83 HELEN AVENUE AND 7987 KENNEDY ROAD (WARD 3)
FILE NOS. SU/ZA 17 135415 (10.7 & 10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Digram Developments (Helen) Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of eleven (11) single-detached dwellings and twenty-six (26) townhouse dwellings at 55, 63 and 83 Helen Avenue and 7987 Kennedy Road (SU/ZA 17 135415).

The Committee Clerk advised that 522 notices were mailed on May 30, 2018, and a Public Meeting sign was posted on May 30, 2018. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Allister Shields of KLM Planning, representing the applicant, gave a presentation to provide additional details and responded to questions from the Committee.

The Committee noted the correspondence from Infrastructure Ontario, adjacent property owner, regarding potential encumbrances onto their lands. Mr. Shields indicated they would be reaching out to IO. The Committee also discussed the land exchange for the park block; the space break between the townhouse blocks; future development of Block 17 and the westerly block; the future use of the IO lands; suggested environmental initiatives such as transplanting the trees on the site to the IO lands, and the use of bio-swales.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alex Chiu

- 1) That the written submission from Tate Kelly, Infrastructure Ontario, regarding the applications by Digram Developments (Helen) Inc., be received; and,
- 2) That the Development Services Commission report dated April 16, 2018, entitled "Preliminary Report, Digram Developments (Helen) Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of eleven (11) single-detached dwellings and twenty-six townhouse dwellings at 55, 63 and 83 Helen Avenue and 7987 Kennedy Road (Ward 3), File Nos. SU/ZA 17 135415", be received; and,

- 3) That the Record of the Public Meeting held on June 19, 2018 with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications, be received; and,
- 4) That the applications by Digram Developments (Helen) Inc., for a proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU/ZA 17 135415), 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

2. PRELIMINARY REPORT
APPLICATION FOR DRAFT PLAN OF SUBDIVISION 19TM-18001
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-15002
SUBMITTED BY LIVANTE HOLDINGS INC., ON THE LANDS
LOCATED AT THE SOUTH WEST CORNER OF VETMAR AVENUE
AND VICTORIA SQUARE BOULEVARD (WARD 2)
FILE NOS. ZA/SU 17 139415 & SU 17 106634 (10.5, 10.7)
[Report](#)

The Public Meeting this date was to consider an application submitted by Livante Holdings Inc. for Draft Plan of Subdivision 19TM-18001, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-15002 on the lands located at the south west corner of Vetmar Avenue and Victoria Square Boulevard. (ZA/SU 17 139415 & SU 17 106634).

The Committee Clerk advised that 233 notices were mailed on May 30, 2018, and a Public Meeting sign was posted on May 30, 2018. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. James Koutsovitis of Gatzios Planning + Development, representing the applicant, gave a presentation to provide additional details. The Committee discussed the location of the live/work units; the amendments to the development standards; the two turning points being so close to each other; the OS1 zone at the south-east corner was originally a roadway and is now a townhouse; and, that parkland dedication will be cash-in-lieu.

Nasim Bozorgmehr of Armstrong Planning & Project Management, representing EP Victoria Square Manors, has no concerns but advised of their adjacent development application and the shared cost of infrastructure improvements.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Joe Li

- 1) That the written submission and deputation by Nasim Bozorgmehr, Armstrong Planning & Project Management, representing EP Victoria Square Manors, regarding the applications by Livante Holdings Inc., be received; and,
- 2) That the report titled “ PRELIMINARY REPORT, Application for Draft Plan of Subdivision, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-15002, submitted by Livante Holdings Inc., on the lands located at the south west corner of Vetmar Avenue and Victoria Square Boulevard (Ward 2)”, be received; and,
- 3) That the Record of the Public Meeting held on June 19, 2018 with respect to the proposed Draft Plan of Subdivision, Zoning By-law Amendment and redline revision to draft approved plan of subdivision 19TM-15002, be received; and,
- 4) That the applications by Livante Holdings Inc., for a proposed Draft Plan of Subdivision, Zoning By-law Amendment and redline revision to draft approved plan of subdivision 19TM-15002, 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

**3. PRELIMINARY REPORT
NASCENT/SHER (9704 MCCOWAN) INC.
C/O THE PLANNING PARTNERSHIP
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO PERMIT AN EIGHT (8) STOREY MIXED USE
APARTMENT BUILDING, AND THREE FOUR (4) STOREY APARTMENT
BUILDINGS AT 9704 MCCOWAN ROAD
FILE NOS. OP 17 174837 AND ZA 17 174837 (WARD 6) (10.3 & 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Nascent/Sher (9704 McCowan) Inc. c/o The Planning Partnership for Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building and three four (4) storey apartment buildings at 9704 McCowan Road (OP 17 174837 and ZA 17 174837).

The Committee Clerk advised that 540 notices were mailed on May 30, 2018, and a Public Meeting sign was posted on May 30, 2018. Nine written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Bruce Hall of the Planning Partnership, representing the applicant, gave a presentation to provide additional details.

Evangeline Kirkos, an owner in the adjacent condominium building, spoke in opposition and expressed concern for the loss of trees that may have created a screen from her terrace. Ms. Kirkos questioned the distance between the buildings, greenspace, safety issues, SFI, and impact to the view. Mr. Hall responded to the questions.

Umes Shan spoke in opposition and expressed concern for tuning restrictions and traffic routes in the Bur Oak Avenue area; the noise and smell generated by the adjacent gas station; providing a secondary emergency access for the proposed development; and, the impacts to the view and shadowing on the existing condominium. Staff responded to the questions.

Ben Quan, representing Radiant Way, the adjacent Montessori School, discussed servicing issues and the public easement through the Emery property, and the available capacity to service the subject lands as well as the school property. The applicant indicated that they will work with Mr. Quan in this regard.

The Committee noted the community meeting that had been held by the Ward Councillor and suggested a further meeting at the site plan stage. Discussions included the proximity to the gas station; the apartment building/condominium classification; unit sizes for family living; the rear yard setback; garbage collection; storage areas; right-in/right-out access and traffic infiltration in adjacent neighbourhoods; tree preservation; displacement of wildlife; reduce the density, reduce the use of glass and create a more neighbourhood-compatible design, as reviewed by the Architectural Design Review Committee; provide a list of the sustainability initiatives; the purpose of the retaining wall; and, mitigating impacts on neighbours. The Committee requested that York Region be contacted regarding the necessity of the median on McCowan Road.

Moved by: Councillor Amanda Collucci
Seconded by: Regional Councillor Joe Li

- 1) That the written submissions from Umes Shan, Siva Sanmuga, George Yin, Kit Cheng, Zhong Zou, Camila Kwan, Ming Li, Rebecca Ip, and Roger Puffett, regarding the applications by Nascent/Sher (9704 McCowan) Inc., be received; and,
- 2) That the deputations by Umes Shan, Evangeline Kirkos, and Ben Quan representing Radiant Way, regarding the applications by Nascent/Sher (9704 McCowan) Inc., be received; and,
- 3) That the report titled "PRELIMINARY REPORT, Nascent/Sher (9704 McCowan) Inc., C/O The Planning Partnership, Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three four (4) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837 and ZA 17 174837 (Ward 6)" be received; and,

- 4) That the Record of the Public Meeting held on June 19, 2018, with respect to the proposed Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three four (4) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837 and ZA 17 174837 (Ward 6) be received; and further,
- 5) That the applications Nascent/Sher (9704 McCowan) Inc., C/O The Planning Partnership, to amend the 2014 Official Plan and Zoning By-law 304-87 and 177-96, as amended, be referred back to staff for a report and recommendation to evaluate the proposal.

CARRIED

**4. PRELIMINARY REPORT
MONARCH BERCZY GLEN DEVELOPMENT LTD.
APPLICATION FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT
260 SINGLE DETACHED RESIDENTIAL UNITS
44 STREET TOWNHOUSES AND 1 HERITAGE DWELLING
AT 3391 ELGIN MILLS ROAD E.
MATTAMY WALMARK DEVELOPMENT LTD.
MATTAMY (MONARCH) LTD., E.M.K. CONSTRUCTION LTD.
AND TREELAWN CONSTRUCTION LTD.
APPLICATION FOR DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT TO PERMIT
435 SINGLE DETACHED RESIDENTIAL UNITS AND
245 TOWNHOUSES AT 10521 WOODBINE AVENUE
FILE NO.:ZA/SU 18 181743 (WARD 2) (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Monarch Berczy Glen Development Ltd. For Draft Plan of Subdivision and Zoning By-law Amendment to permit 260 single detached residential units, 44 street townhouses and 1 heritage dwelling at 3391 Elgin Mills Road East and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. And Treelawn Construction Ltd. for Draft Plan of Subdivision and Zoning By-law Amendment to permit 435 single detached residential units and 245 townhouses at 10521 Woodbine Avenue (ZA/SU 18 181743).

The Committee Clerk advised that 257 notices were mailed on May 30, 2018, and a Public Meeting sign was posted on May 17, 2018. Seven written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Elizabeth Howson of Macaulay Shiomi Howson Limited, representing the applicant, gave a presentation to provide additional details.

The Committee discussed conveyance of valley lands; the future trail system; the roles of the City of Markham and the applicant in the geothermal initiative; road ecology and wildlife protection; diversity of built form with coach houses in the rear lanes; potential inclusion of a retirement complex; lot sizes; the conceptual Master Plan including Transportation strategies; and, driveway parking.

Stephen Wong, resident of Victoria Square, spoke of concerns regarding the proposed road connecting to Stoney Hill Boulevard, and potential traffic congestion and safety issues around the existing school. Staff discussed community connectivity and advised that the Traffic Study will be reviewed.

Moved by: Councillor Alan Ho

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Bobby and Yasmin Singh, Nadia Irish, Marc Bozzo, Richard Mangotich of Fieldgate Developments on behalf of 1212763 Ontario Limited, John P. Genest of Malone Given Parsons Ltd. on behalf of Victoria Glen Landowners, Annie Pinteric, and George Vukelich, regarding the applications by Monarch Berczy Glen Development Ltd., Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., be received; and,
- 2) That the deputation by Stephen Wong regarding the applications by Monarch Berczy Glen Development Ltd., Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., be received; and,
- 3) That the Record of the Public Meeting held on June 19, 2018, with respect to the proposed Draft Plan of Subdivision 19TM-18005 and Zoning By-law Amendment submitted by Monarch Berczy Glen Development Ltd. at 3391 Elgin Mills Road E. and proposed Draft Plan of Subdivision 19TM-18004 and Zoning By-law Amendment submitted by Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., at 10521 Woodbine Avenue (File No's. ZA/SU 18 181743), be received; and,
- 4) That the proposed Draft Plan of Subdivision 19TM-18005 and Zoning By-law Amendment submitted by Monarch Berczy Glen Development Ltd. at 3391 Elgin Mills Road E. and proposed Draft Plan of Subdivision 19TM-18004 and Zoning By-law Amendment submitted by Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., at 10521 Woodbine Avenue (File No's. ZA/SU 18 181743), be referred back to staff for a report and recommendation; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 11:00 PM.

Alternate formats for this document are available upon request.