



Minutes
Development Services Public Meeting
June 11, 2018 - 7:00 PM
Council Chamber
Meeting No. 7

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
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

Ron, Blake, Senior Development Manager
Stephen Corr, Senior Planner, Planning & Urban Design
Richard Kendall, Manager, Central District
Sean Lapenna, Planner
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
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 8:53 to 9:05 p.m.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
F.J. HOMES LIMITED
PROPOSED ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION 19TM-17007
TO PERMIT 15 SINGLE DETACHED DWELLINGS
SOUTH-WEST CORNER OF ROY RAINEY AVENUE
AND COUNTRY RIDGE DRIVE, WARD 4
FILES ZA/SU 17 155326 (10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by F.J. Homes Limited for Zoning By-law Amendment and Draft Plan of Subdivision to permit 15 single detached dwellings at the south-west corner of Roy Rainey Avenue and Country Ridge Drive (ZA/SU 17 155326).

The Committee Clerk advised that 261 notices were mailed on May 22, 2018, and a Public Meeting sign was posted on May 15, 2018. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Melissa Holland of the Biglieri Group, representing the applicant, gave a presentation to provide additional details. In response to concerns regarding road widening and sidewalks, the architectural design will be adjusted, as needed. With respect to the height in the conceptual elevations, the building height is being reconsidered.

Lucy Giammarco, a resident of Wismer Commons, had questions regarding construction traffic, and commented on the lack of facilities and improvements in Wismer compared to Cornell and Berczy communities, with respect to the streetscape, fencing, washrooms, clock towers, and boulevard enhancements.

Sam Orrico spoke of land development and modifications in the Markham Official Plan with respect to water management.

Winnie Wong and Mr. Wong, supported comments by Ms. Giammarco with respect to the lack of parks and amenities in the Wismer community. They suggested a lower building height, reduced number of houses, compatible housing styles, expanding the protected waterway to provide a park, and protection of wildlife.

Staff advised that construction traffic will be determined at a later stage. With respect to community facilities, there are three new parks in progress for the Wismer area. The Committee discussed the overall public space approach in the community, and encouraged the developer to reduce the building height, increase the lot size by possibly eliminating one lot, provide enhancements to Robinson Creek, increase the buffer to the creek, and provide native plantings. It was also requested that staff investigate the provision of a bridge across the creek.

Moved by: Councillor Karen Rea

Seconded by: Councillor Don Hamilton

- 1) That written correspondence from Yan Chen and Zheng Lu, regarding the proposed Draft Plan of Subdivision 19TM-17007 and Zoning By-law Amendment submitted by F.J. Homes Ltd., be received; and,
- 2) That the depositions by Lucy Giammarco, Sam Orrico, and Winnie Wong and Mr. Wong regarding the proposed Draft Plan of Subdivision 19TM-17007 and Zoning By-law Amendment submitted by F.J. Homes Ltd., be received; and,
- 3) That the record of the Public Meeting held on June 11, 2018, with respect to the proposed Draft Plan of Subdivision 19TM-17007 and Zoning By-law Amendment submitted by F.J. Homes Ltd., Files SU 17 155326 and ZA 17 155326, be received; and further,
- 4) That the proposed Draft Plan of Subdivision 19TM-17007 and Zoning By-law Amendment submitted by F.J. Homes Ltd., Files SU 17 155326 and ZA 17 155326, be referred back to staff for a report and recommendation.

CARRIED

2. PRELIMINARY REPORT
ESTHER WONG C/O LOUIS MAK
APPLICATION FOR A ZONING BY-LAW AMENDMENT
TO REZONE 269 MAIN STREET NORTH (WARD 4)
TO PERMIT A TRIPLEX
FILE NO. ZA 17 151164 (10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by Esther Wong c/o Louis Mak for Zoning By-law Amendment to rezone 269 Main Street North to permit a triplex (ZA 17 151164).

The Committee Clerk advised that 165 notices were mailed on May 22, 2018, and a Public Meeting sign was posted on May 22, 2018. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Louis Mak, representing the applicant, was in attendance to answer questions.

Donna Knight, a resident on Peter Street, spoke in opposition to the proposal with respect to the impact to the historical village of Mount Joy and concerns for potential “phantom landlords” and rooming houses that may set a precedent. Concerns were also identified for a landscape buffer, paving, noise, garbage storage, higher buildings, the Main Street Markham Vision, and the lack of community amenities in Mount Joy. Ms. Knight submitted a written copy of her comments.

Staff confirmed that the three units each have four bedrooms and four bathrooms. Mr. Mak advised that the building was originally rented out as four units, and there is no intention to operate as a rooming house. The owner only intends to upgrade the property and the number of washrooms can be reduced, if necessary. In response to questions, he advised that the basement will be used for storage and laundry, a fenced play space can be provided in the front yard, more parking spaces are provided than are required, sewer capacity will be confirmed by staff, and the site plan process will address the concerns raised.

The Committee discussed the Heritage Markham recommendation, appropriate zoning provisions, and a potential Secondary Plan.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

- 1) That the written submissions from Donna Wigmore, Siobhan Covington (2) and Robert Grant, regarding the proposed Zoning By-law Amendment to rezone 269 Main Street North, be received; and,
- 2) That the deputation and written submission by Donna Knight regarding the proposed Zoning By-law Amendment to rezone 269 Main Street North, be received; and,
- 3) That the report dated April 30, 2018 titled “PRELIMINARY REPORT, Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street North (Ward 4) to permit a triplex” be received; and,
- 4) That the Record of the Public Meeting held on June 11, 2018, with respect to the proposed Zoning By-law Amendment to rezone 269 Main Street North (Ward 4) to permit a triplex be received; and,
- 5) That the application submitted by Esther Wong c/o Louis Mak for a Zoning By-law Amendment at 269 Main Street North (Ward 4) be referred back to staff for a report and recommendation evaluating the proposal; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT
HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW, AND FOR DRAFT PLAN OF SUBDIVISION
AND SITE PLAN APPROVAL TO ALLOW A COMMON ELEMENT
CONDOMINIUM TOWNHOUSE DEVELOPMENT ON THE EAST SIDE
OF DONALD COUSENS PARKWAY, WEST OF NINTH LINE,
SOUTH OF MAJOR MACKENZIE DRIVE
(CONCESSION 8, PART OF LOT 19), WARD 5
FILE NOS: OP 18 129244, ZA 10 132122, SU 11 118324
& SC 10 132123 (10.3, 10.5, 10.7 & 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Humbold Greensborough Valley Holdings Limited to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision and Site Plan Approval to allow a common element condominium townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive (OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123).

The Committee Clerk advised that 218 notices were mailed on May 22, 2018, and a Public Meeting sign was posted on May 22, 2018. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Billy Tung of KLM Planning Partners, representing the applicant, gave a presentation to provide additional details. The Committee discussed the provision of greenspace and storage.

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

Moved by: Councillor Colin Campbell
Seconded by: Councillor Alex Chiu

- 1) That the Development Services Commission report dated May 28, 2018 and titled "PRELIMINARY REPORT, Humbold Greensborough Valley Holdings Limited, Applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision and Site Plan Approval to allow a common element condominium townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive (Concession 8, Part of Lot 19), Ward 5, File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123" be received; and,
- 2) That the record of the Public Meeting held on June 11th, 2018 with respect to the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (OP 18 129244, ZA 10 132122 & SU 11 118324) submitted by Humbold Greensborough Valley Holdings Limited to allow a townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive (Concession 8, Part of Lot 19), be received; and further,

- 3) That the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (OP 18 129244, ZA 10 132122 & SU 11 118324) to allow a townhouse development on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive (Concession 8, Part of Lot 19), be referred back to Staff for a Recommendation Report. These applications are related to a Site Plan application (SC 10 132123).

CARRIED

**4. PRELIMINARY REPORT
RULAND PROPERTIES INC. (THE REMINGTON GROUP)
ZONING BY-LAW AMENDMENT APPLICATIONS
190 ENTERPRISE BOULEVARD, EAST OF BIRCHMOUNT ROAD AND
ON THE SOUTH SIDE OF THE FUTURE VERDALE CROSSING BETWEEN
BIRCHMOUNT ROAD AND THE FUTURE POST ROAD EXTENSION
WARD 3, MARKHAM CENTRE
FILE NOS. ZA 15 155470 AND ZA 18 180694 (10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Ruland Properties Inc. (The Remington Group) for Zoning By-law Amendments at 190 Enterprise Boulevard, east of Birchmount Road and on the south side of the future Verdale Crossing between Birchmount Road and the future Post Road extension, Markham Centre (ZA 15 155470 and ZA 18 180694).

The Committee Clerk advised that 2880 notices were mailed on May 22, 2018, and a Public Meeting sign was posted on May 22, 2018. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The applicant's Architect, from Quadrangle Architects, gave a presentation to provide additional details. Randy Peddigrew of the Remington Group was in attendance to answer questions and provide an update. As a result of discussions with the Airport Authority a revised concept for a potential maximum height of 25 and 27 storeys was presented, pending further discussions with the Authority; however, the applicant is requesting approval for the full 35 and 38 storey heights at this time. Discussions included parking provisions and transit usage.

Sue Strathy, a resident in a 20 storey building, questioned why higher skyscrapers are needed, and expressed concern for infrastructure capacity, shadowing, blocked views, and the lack of affordable housing components. Staff advised that Markham Centre is a regional growth center that allows for additional density and height to support transit; and, that affordable units are difficult to achieve at this location, in a market that favours two and three bedroom units.

Sam Orrico discussed his experience with airport issues.

Moved by: Councillor Don Hamilton

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the written submission from Theresa Wai Yee Lee, regarding the proposed Zoning By-law Amendment applications by Ruland Properties Inc. (The Remington Group) (File No's. ZA 15 155470 and ZA 18 180694), be received; and,
- 2) That the deputations by Sue Strathy and Sam Orrico, regarding the proposed Zoning By-law Amendment applications by Ruland Properties Inc. (The Remington Group) (File No's. ZA 15 155470 and ZA 18 180694), be received; and,
- 3) That the Record of the Public Meeting held on June 11, 2018, with respect to the Zoning By-law Amendment applications by Ruland Properties Inc. (The Remington Group) (File No's. ZA 15 155470 and ZA 18 180694), be received; and,
- 4) That the 2018 Draft Precinct Plan (Figures 8 and 9 attached to the May 28, 2018 Preliminary Report on File No's. ZA 15 155470 and ZA 18 180694), be approved for the subject properties; and,
- 5) That the Zoning By-law Amendment applications by Ruland Properties Inc. (The Remington Group) (File No's. ZA 15 155470 and ZA 18 180694), be approved and the draft implementing Zoning By-law Amendments be finalized and 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

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:25 PM.

Alternate formats for this document are available upon request.
