



**Minutes**  
**Development Services Public Meeting**  
**January 23, 2018 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 1**

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**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

Biju Karumanchery, Acting Commissioner of  
Development Services  
Daniel Brutto, Planner I, North District  
Stephen Kitagawa, Senior Planner, North District  
Catherine Jay, Development Manager, North District  
Alida Tari, Council/Committee Coordinator

**Regrets**

Councillor Alex Chiu

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**Disclosure of Pecuniary Interest**

None disclosed.

**1. PRELIMINARY REPORT  
BERCZY GLEN LANDOWNERS GROUP  
ANGUS GLEN LANDOWNERS GROUP  
ROBINSON GLEN LANDOWNERS GROUP  
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT  
TO FACILITATE THE CREATION OF  
THREE SECONDARY PLANS IN THE  
NORTH MARKHAM DISTRICT (FUTURE URBAN AREA)  
FILE NO.'S: OP 17 128178, OP 17 130161, OP 17 130159  
(WARDS 2 AND 6) (10.3)  
[Report](#)**

The Public Meeting this date was to consider applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161).

The Committee Clerk advised that 1397 notices were mailed on January 3, 2018, and a Public Meeting signs were posted on December 20<sup>th</sup> and 22<sup>nd</sup>, 2017. Two written submissions were received regarding this proposal.

The Committee Clerk advised that notice was published in the Markham Economist and Sun, Markham Page on January 11, 2018 and January 18, 2018.

Biju Karumanchery, Acting Commissioner of Development Services addressed the Committee and provided some brief opening remarks relative to the proposed applications.

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

Maria Gatzios, Gatzios Planning + Development Consultants Inc. delivered a PowerPoint presentation regarding the Berczy Glen application.

The Committee suggested that the applicants consider burying the hydro lines for this proposed development. The Committee inquired if consideration has been made to have district energy, and it was noted that there is not enough mass or density in this proposal to make district energy viable.

Don Given, Malone Given Parsons Ltd. delivered a PowerPoint presentation regarding the Angus Glen and Robinson Glen applications.

The Committee discussed the proposed northern east-west collector road.

There was discussion regarding non-participating landowners, and how these applications could affect their lands.

The Committee inquired about the proposed Berczy concept plan, and whether there will be enough road network to move future traffic. It was noted that there is not enough traffic for a collector road along the hydro corridor, but there will be sufficient local roads that will connect to the existing roadways.

The Committee discussed the proposed timelines of infrastructure improvements on roads such as Elgin Mills Road and Major MacKenzie Drive. Maria Gatzios advised that she will obtain the information from York Region, and send the information to all Members of Council.

There was discussion regarding the protection of endangered species such as Redside Dace. It was noted that this application process will require permits from the Ministry of Natural Resources that ensures that endangered species are protected.

The Committee indicated that consideration of the displaced wildlife through road ecology be incorporated as part of the plans.

The Committee suggested that staff investigate whether these proposed applications would warrant a GO Transit stop at Major Mackenzie.

Peter Miasek, Unionville Ratepayers Association addressed the Committee regarding applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161), and spoke in support of the plan in principle. He advised that a concern is the potential pace of development for these proposals. He asked that staff are made available to discuss maintaining quality of life and managing growth through developing infrastructure status reports, city wide phasing plans and measuring live-ability.

Chi Chin Hai, Markham resident addressed the Committee with respect to the applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161), and promoted use of transit facilities, connectivity of planned communities to existing communities and preservation of a continuous greenway.

Sam Orrico addressed the Committee regarding applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161), and spoke in opposition. He suggested that a food terminal be built.

Joe DiPaola, Richmond Hill resident representing some non-participating landowners on Elgin Mills Road addressed the Committee with respect to applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161) indicated that they have not been contacted by the landowners regarding the applications and asked that the participating landowners carefully consider road configurations and services in relation to the non participating land owner properties. He advised that he will make their contact information available to the applicants.

Maria Gatzios advised that they did reach out to all property owners early on in this process, and will ensure that these two property owners are contacted.

Mengyu Gao, Markham resident addressed the Committee regarding applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161) and stated concerns with the proposed major collectors being too wide for pedestrian crossings. He championed mixed-use, walkable streets and asked that special consideration be given to cycling facilities and paths given the topography and close proximity to the employment block.

Mayrose Gregorios, Markham resident addressed the Committee regarding applications submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (OP 17 128178, OP 17 130159 and OP 17 130161) and stated concerns. She believes it is important that the City of Markham has the required resources to ensure that subdivision agreements are properly complied with. She asked that subdivision agreements be made public to ensure accountability, suggested emergency power provision be incorporated into mid and high rise buildings. Ms. Gregorios questioned whether purchasers will be made aware of the close proximity to the planned Pickering airport.

The Committee asked that seniors housing, rental housing, and affordable housing be provided.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Jack Heath

- 1) That the report dated December 11, 2017 titled “PRELIMINARY REPORT, Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group, Applications for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area) (File No’s. OP 17 128178, OP 17 130159 and OP 17 130161)”, be received; and,

- 2) That the Record of the Public Meeting held on January 23, 2018, with respect to the applications for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (File No's. OP 17 128178, OP 17 130159 and OP 17 130161), be received; and,
- 3) That the applications by the Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Glen Landowners Group, Applications for Official Plan Amendments to facilitate the creation of three Secondary Plans in the North Markham District (File No's. OP 17 128178, OP 17 130159 and OP 17 130161), be referred back to staff for reports and recommendations; and,
- 4) That the written submissions from Bob Forhan, RJ Forhan & Associates and Dennis Fortnum be received; and,
- 5) That the depositions from Peter Miasek, Chi Ching Hai, Joe DiPaola, Sam Orrico, Mengyu Gao and Mayrose Gregorios be received; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 9:23 PM.

<b>Alternate formats for this document are available upon request.</b>
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