



**Minutes**  
**Development Services Public Meeting**  
**December 5, 2017 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 13**

---

**All Members of Council**

**Development Services**

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

**Attendance**

Mayor Frank Scarpitti	Brian Lee, Acting Commissioner of Development Services
Deputy Mayor Jack Heath	Chris Bird, Director, Building Standards
Regional Councillor Jim Jones	Ron Blake, Senior Development Manager
Regional Councillor Joe Li	Scott Heaslip, Senior Project Coordinator
Regional Councillor Nirmala Armstrong	Biju Karumanchery, Director of Planning
Councillor Valerie Burke	Richard Kendall, Manager, Central District
Councillor Don Hamilton	Andrea Tang, Senior manager, Financial Planning
Councillor Karen Rea	Kitty Bavington, Council/Committee Coordinator
Councillor Colin Campbell	
Councillor Amanda Collucci (7:45)	
Councillor Alex Chiu (left 9:20)	

**Regrets**

Councillor Alan Ho  
Councillor Logan Kanapathi Councillor

The Development Services Public Meeting convened at 7:04 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. The Committee recessed from 9:55 to 10:05 p.m.

**DISCLOSURE OF PECUNIARY INTEREST**

- None Declared

- 1. SECOND SUPPLEMENTARY REPORT**  
**1771107 ONTARIO INC. (TIMES GROUP INC.)**  
**SOUTH SIDE OF HIGHWAY 7, EAST OF WARDEN AVENUE,**  
**APPLICATION FOR ZONING BY-LAW AMENDMENT TO**  
**PERMIT AN INCREASE IN THE MAXIMUM PERMITTED NUMBER**  
**OF DWELLING UNITS AND MAXIMUM PERMITTED**  
**BUILDING HEIGHT IN THE TIMES GROUP'S UPTOWN**  
**MARKHAM DEVELOPMENT, WARD 3, FILE NO. ZA 16 164154 (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by 1771107 Ontario Inc. (Times Group Inc.) for Zoning By-law Amendment to permit an increase in the maximum permitted number of dwelling units and maximum permitted building height in the Times Group's Uptown Markham Development, south side of Highway 7, east of Warden Avenue (ZA 16 164154).

The Committee Clerk advised that 6,619 notices were mailed on November 15, 2017, and Public Meeting signs were posted on November 15, 2017. Thirty-five (35) written submissions were received regarding this proposal.

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

Lincoln Lo of Malone Given Parsons, representing the applicant, gave a presentation to provide additional details. The revised plan proposes an increase from 4,500 to 6,100 units, an increase in building heights from 8-18 storeys to 8-42 storeys, and, reconfiguration of the park space and the road network, based on intensification policies and the approved precinct plan. The applicant is working with City staff to resolve outstanding issues. The applicant's Architect made a presentation and discussed the build-out of the area, and the design challenges relating to Buttonville Airport. The Traffic Consultant was in attendance to answer any questions.

The Committee discussed the status of the Buttonville Airport, a potential library or community centre on the ground floor of one of the buildings, providing a virtual view, shadow and wind studies, bird-friendly guidelines, place of worship site, four underground parking levels, providing rental and affordable housing, signalization and safe crossing of Highway 7. Density to support an efficient transit system. Staff was requested to provide information on the current modal split, and the traffic generated from the condo building on Enterprise and the modal split at the GO Station.

Staff noted that the current Zoning By-law permits a certain amount of strata park on this property, but the City would not support additional strata parks.

Herman Kuahang spoke in support of a compact pedestrian city-centre community and increased density that prevents sprawl, and provided a petition with 60 signatures in support of the proposal. Mr. Kuahang has discussed shadowing with the developer and is satisfied that there will be no impacts.

Catherine To spoke in support of the high-density development as a component of a city centre and to accommodate the growing population, growing economy, and transit.

Winnie Szeto spoke in support of the high-density development to support infrastructure, transit, jobs, and the economy.

Reid McAlpine, Unionville Residents Association, spoke in opposition to the proposal and referred to density policies, suggesting that this project is not required to meet the provincial targets. He discussed schools, rental/affordable housing, a proportionate increase in residential and commercial components, Transportation Demand Management issues - the transit station

location, the traffic study, modal split, and parking – and suggested that the plan approved by OMB in 2010 should be maintained until a new Secondary Plan is developed.

Arina Nummi spoke in opposition to the proposal and questioned the information provided with respect to the unit count and boundaries. Ms. Nummi discussed the wind study, park space, traffic congestion, and provision of schools, suggesting that there are no benefits to the area residents, and that the mobility hub and transit improvements are needed first.

Alick Siu supports the position of the Unionville Residents Association in opposition to the proposal, and gave a presentation on the density of Uptown Markham, comparing this development with the North York skyline. He reviewed details of the traffic study and suggested this proposal be deferred until the Secondary Plan is in place.

Trinity DeCoste spoke in opposition to the proposed condo height and in support of more efficient public transit and preservation of natural heritage.

Staff noted the outstanding issues to be addressed, and will review the application and report back to the Committee with respect to components that could proceed, such as Block 3, in light of the pending Secondary Plan.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Kenneth Tsang, Karen Chow, Anny Ching, Kang Ming Wong, Patricia Shannon, Heather Sanham, Julia Wang, Winnifred Ng, Yirong Su, Hui Jiang, Lijun Cui, Yongmei Xue, Wendy Long, Michael Lin, Eva Wong, Tina, Anita Yu, Edward Lee, Anthony Wong, Tom Chung, Neil McKerrell, Johnson Tom-Ying, Jessica Tom-Ying, Wai Ting Li and Martin Wu, Gary Lau, Isabella and William Chan, Winnie Yuen-Mei Siu, Donald L. Pye, Edward Lee, Fung Leung, Ching Chun Keung, Tang Siu Tai and Ching Ho Kwan Clara, Benny Ko, Arina Nummi with \_\_ signature petition in objection, Kevin Zhu, Nobuko Kogusuri-Clayton, and Herman Kuahang with a petition with 60 signatures in support, regarding the applications by 1771107 Ontario Inc. (Times Group Inc.), be received; and,
- 2) That the deputations by Herman Kuahang, Catherine To, Winnie Szeto, Reid McAlpine, Unionville Residents Association, Arina Nummi, Alick Siu, and Trinity DeCoste regarding the applications by 1771107 Ontario Inc. (Times Group Inc.), be received; and,
- 3) That the staff report dated December 5, 2017 titled “SECOND SUPPLEMENTARY REPORT, 1771107 Ontario Inc. (Times Group Inc.), South side of Highway 7, east of Warden Avenue, Application for zoning by-law amendment to permit an increase in the maximum permitted number of dwelling units and maximum permitted building height in the Times Group’s Uptown Markham development, Ward 3, File No. ZA 16 164154,” be received; and,

- 4) That the record of the Public Meeting held on December 5, 2017 with respect to the application for zoning by-law amendment, be received; and,
- 5) That the application be referred back to staff for a report and recommendation; and,
- 6) **That staff bring back a report in February or March 2018, as it pertains to parts of the application that can be dealt with at this time; and further,**
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. DEVELOPMENT FEE AND  
BUILDING FEE BY-LAWS UPDATE (2018) (10.0)**

[Report](#)

The Public Meeting this date was to consider amendments to the Tariff of Fees for Processing Planning Applications (Development Fee By-law) and the By-law respecting Construction, Demolition and Change of Use Permits and Inspections (Building By-law).

The Committee Clerk advised that notices were mailed to the Developers Group and BILD GTA, and that notice was published in the Markham Economist and Sun, and Thornhill Liberal on November 16, 2017. No written submissions were received regarding this proposal.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

- 1) That the Record of the Public Meeting held on December 5, 2017, with respect to the proposed amendments to the Development and Building Fee By-laws be received; and,
- 2) That the amendment to the “Tariff of Fees for Processing Planning Applications,” By-law 211-83, as amended, substantially in the form attached as Attachment "A", be enacted; and,
- 3) That By-law 2016-148 as amended be repealed and the attached “By-law respecting Construction, Demolition and Change of Use Permits and Inspections,” attached as Attachment “A”, be enacted; and,
- 4) That the By-laws come into force and take effect on January 1, 2018; and further,
- 5) That Staff be authorized and directed to do all thing necessary to give effect to this resolution.

CARRIED

**ADJOURNMENT**

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

**Alternate formats for this document are available upon request.**