



Minutes
Development Services Public Meeting
June 6, 2017 - 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
Deputy Mayor Jack Heath (*left at 9:00*)
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi (*left at 9:00*)
Councillor Alex Chiu

Chris Alexander, Acting Manager, By-law
Enforcement and Regulatory Services
Ron Blake, Senior Development Manager
Chris Bird, Director of Building
Lilli Duoba, Manager, Natural Heritage
Kimberley Kitteringham, City Clerk
Sean Lapenna, Planner
Dave Miller, Manager, West District
Bradley Roberts, Supervisor Zoning
Patrick Wong, Planner II, Natural Heritage
Kitty Bavington, Council/Committee Coordinator

Regrets:

Councillor Valerie Burke
Councillor Karen Rea

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
APPLICATION FOR ZONING BY-LAW AMENDMENT
BY THE RICE GROUP TO PERMIT A
1,115M² (12,000FT²) TWO STOREY OFFICE BUILDING
AT 11258 WOODBINE AVENUE
FILE NO.'S: ZA 16 106902 (WARD 2) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by the Rice Group for Zoning By-law Amendment to permit a 1,115m² (12,000ft²) two storey office building at 11258 Woodbine Avenue (ZA 16 106902).

The Committee Clerk advised that 28 notices were mailed on May 17, 2017, and a Public Meeting sign was posted on May 17, 2017. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Michael Mendes of the Rice Group, gave a presentation to provide additional details. Staff and Mr. Mendes responded to questions from the Committee, and confirmed that the property address would likely be on Honda Boulevard. The Committee requested to see details of the building materials to be used, at later stages.

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

Moved by: Councillor Alan Ho
Seconded by: Mayor Frank Scarpitti

- 1) That the Development Services Commission report dated May 23, 2017, titled "Preliminary Report - Application for Zoning By-law Amendment by the Rice Group to permit a 1,115m² (12,000ft²) two storey office building at 11258 Woodbine Avenue File No. : ZA 16 106902 (Ward 2)", be received; and,
- 2) That the Record of the Public Meeting held on June 6, 2017, with respect to the application by the Rice Group for a Zoning By-law Amendment, be received; and further,
- 3) That the application the Rice Group to amend By-law 177-96, as amended, to permit a 1,115m² (12,000ft²) two storey office building be approved and enacted.

CARRIED

2. PRELIMINARY REPORT
CTC SOURCE PROTECTION PLAN (2015):
DRAFT OFFICIAL PLAN AMENDMENT (10.3)
[Report](#)

The Public Meeting this date was to consider a City-initiated amendment to the Official Plan 2014, as partially approved on October 30, 2015, May 26, 2016 and March 10, 2017 to address conformity requirements under the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan (CTC SPP).

The Committee Clerk advised that notice was published in the Markham Economist and Sun, Markham Page, and in the Thornhill Liberal, on May 18, 2017. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the areas impacted, and outstanding issues. The Committee referred to correspondence received from land owners, and questioned the timeframe to implement this amendment with respect to the appeal of the Official Plan. Details of the policies and plan were discussed. It was also noted that the wording “strongly encouraged” may not be effective.

Sam Orrico, in his capacity as a local farmer, spoke of water issues relating to wells, septic systems, and water flow, and suggested that more Public Meetings be held to inform the public on these matters and to receive more input.

Joseph J. Cimer, representing a land owner at Elgin Mills and Woodbine Avenue, discussed the potential impact of the proposed amendment on urban expansion in this area. Staff responded that the delineation and boundaries are provided to the City and lands cannot be deleted, and explained the sub-watershed study that has been undertaken.

The Committee agreed to refer this back to staff, and directed that consultation be held with land owners.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alan Ho

- 1) That written submissions from Gatzios Planning and Development Consultants Inc., representing area land owners, and from Joseph J. Cimer, representing area land owners, regarding proposed amendments to the Official Plan 2014 for the Source Protection Plan, be received; and,
- 2) That the depositions by Sam Orrico, and Joseph J. Cimer, representing area land owners, regarding proposed amendments to the Official Plan 2014 for the Source Protection Plan, be received; and,

- 3) That the Development Services Commission report dated April 10, 2017 entitled "Preliminary Report, CTC Source Protection Plan (2015): Draft Official Plan Amendment" be received; and,
- 4) That the Record of the Public Meeting held on June 6, 2017 with respect to the draft Official Plan amendment be received; and,
- 5) That the draft Official Plan amendment for conformity to the CTC Source Protection Plan (2015) be referred back to staff for a final report and recommendation; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT
APPLICATION FOR ZONING BY-LAW AMENDMENT
BY RIVERWALK MEADOWS INC. c/o QX4 INVESTMENTS LTD.
TO FACILITATE THE CREATION OF 8 RESIDENTIAL LOTS
AT 7605 9TH LINE, 7597 9TH LINE & BLOCK 228, PLAN 65M-3976 (WARD 7)
FILE: ZA 17 132402 (10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Riverwalk Meadows Inc. c/o QX4 Investments Ltd. to facilitate the creation of 8 residential lots at 7605 9th Line, 7597 9th Line and Block 228, Plan 65M-3976 (ZA 17 132402).

The Committee Clerk advised that 177 notices were mailed on May 17, 2017, and a Public Meeting sign was posted on May 17, 2017. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Ben Quan of QX4 Investments Ltd., representing the applicant, gave a presentation to provide additional details, and displayed concept elevations. In response to questions from the Committee, it was confirmed that the proposed houses would be connected to City services.

Vijay Subramandan, area resident, requested that the servicing infrastructure be available to the non-serviced houses north of the community centre. The Committee discussed previous efforts to have these properties serviced. The Committee requested information on potential servicing connections when this matter comes back.

Larry Pagnello adjacent property owner, advised that the applicant and City staff had met with some residents to explain the proposal, and he understands that the applicant is willing to work with them to resolve any issues. Mr. Pagnello has written to staff regarding their concerns, including the proposed lot sizes, compatibility with the existing dwellings, grading, tree preservation along the property line, and setting a precedent for more development along 9th Line. He also noted the applicant's intention to purchase Block 228 from the City, which was conveyed to the City as a remnant parcel from another development. The Committee clarified that this is not an unusual practice. Staff confirmed that the proposed lot sizes would conform to the same R2 Zoning By-law standards as the existing houses.

Shakir Rehmatullah, representing the applicant, referred to the concept elevations, which are intended to fit into the character of the neighbourhood, and provided assurances that he would work with the residents to resolve any issues. It was noted that the original proposal was for at least 10 lots.

The Ward Councillor indicated that he would hold a community meeting on this proposal.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Joe Li

- 1) That the depositions by Vijay Subramandan, and Larry Pagnello regarding the application by Riverwalk Meadows Inc. on 9th Line, be received; and,
- 2) That the report titled "PRELIMINARY REPORT, Application for Zoning By-law Amendment by Riverwalk Meadows Inc. c/o QX4 Investments Ltd. to facilitate the creation of 8 residential lots at 7605 9th Line, 7597 9th Line & Block 228, Plan 65M-3976 (Ward 7), File ZA 17 132402" be received; and,
- 3) **That a community information meeting be held by the Ward Councillor; and further,**
- 4) That the proposed Zoning By-law Amendment application submitted by Riverwalk Meadows Inc. c/o QX4 Investments Ltd. File Numbers: ZA 17 132402, be referred back to staff for a report and recommendation.

CARRIED

**4. AUTHORIZATION TO HOLD A PUBLIC MEETING
ON PROPOSED AMENDMENTS TO THE CITY'S SIGN BY-LAW (2.16)**
[Report](#)

The Public Meeting this date was to consider proposed amendments to the City's Sign By-law.

The Committee Clerk advised that notice was published in the Markham Economist and Sun, Markham Page, and the Thornhill Liberal, on May 18, 2017. One written submissions was received regarding this proposal.

Martin Rendl of Martin Rendl and Associates gave a presentation regarding the proposed amendments to the City's Sign By-law, with respect to electronic signage, signage for new developments, institutional signage, window signage, special sign districts, and Sign By-law enforcement.

Lauren Vital of Smart Reit, was pleased that electronic and digital signs have been addressed, and requested that: third-party advertising signage be permitted; that double-sided panels be permitted; that electronic signs be permitted in mixed-use zones; and, that extended hours for electronic signs be permitted for specific times of the year. The Committee discussed visual impacts and Markham's goal to achieve higher standards.

Robert Corridore of RCC Media, owns and manages nine third-party signs, and recommends the by-law be updated to permit digital non-animated signs. Mr. Corridore referred to his written submission.

Jim Laframboise, an amateur astronomer, gave a presentation and spoke of the physical impacts of illumination, light pollution, and distraction caused by electronic signs, suggesting that they be limited to red lights.

Evelin Ellison, gave a presentation with samples of brightly illuminated electronic billboards and animated signs, and recommended prohibiting such signs, suggesting that nighttime illumination is not healthy.

Chris Vaughan, an amateur astronomer, spoke in support of night-sky friendly signs, and suggested programming illuminated signs towards a red colour tone, and aiming the lights downward. He also noted the impact of snow cover on illumination.

The Committee recommended reviewing community centre signs to be turned off and on as appropriate; and reducing the amount of illumination; using red colour tones; and whether the level of illumination can be regulated.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) That the written submission from Robert Corridore of RCC Media, regarding the proposed amendments to the City's Sign By-law, be received; and,
- 2) That the depositions by Lauren Vital of Smart Reit, Robert Corridore of RCC Media, Jim Laframboise, Evelin Ellison, and Chris Vaughan , regarding the proposed amendments to the City's Sign By-law, be received; and,

- 3) That the Development Services Commission report entitled “Authorization to hold a Public Meeting on proposed amendments to the City’s Sign By-law” and dated April 24th, 2017, be received; and,
- 4) That the Record of the Public Meeting held on June 6, 2017 with respect to the proposed amendments to Sign By-law 2002-94, as amended, be received; and,
- 5) That the presentation and report by Martin Rendl and Associates be received; and further,
- 6) That the proposed amendments to the City of Markham Sign By-law 2002-94, as amended be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:15 PM.

Alternate formats for this document are available upon request.
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