



**Minutes**  
**Development Services Public Meeting**  
**May 2, 2017 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 6**

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**All Members of Council**

**Development Services**

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

**Attendance**

Mayor Frank Scarpitti (9:30)

Deputy Mayor Jack Heath (7:30)

Regional Councillor Joe Li (7:15, left at 9:00)

Regional Councillor Nirmala Armstrong

Councillor Valerie Burke

Councillor Alan Ho

Councillor Don Hamilton

Councillor Karen Rea

Councillor Amanda Collucci (7:50, left at 9:00)

Councillor Logan Kanapathi

Councillor Alex Chiu (left at 9:00)

Sabrina Bordone, Senior Planner

Daniel Brutto, Planner

Scott Heaslip, Senior Project Coordinator

Biju Karumanchery, Director of Planning and  
Urban Design

Richard Kendall, Manager, Central District

Kitty Bavington, Council/Committee Coordinator

**Regrets**

Regional Councillor Jim Jones

Councillor Colin Campbell

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST**

- None Declared

**1. PRELIMINARY REPORT  
APPLICATION BY TUNG VAN LAM  
FOR A ZONING BY-LAW AMENDMENT  
TO FACILITATE THE SEVERANCE OF  
26 OAKCREST AVENUE  
TO CREATE ONE ADDITIONAL BUILDING LOT  
FILE NO.: ZA 16 134042 (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Tung Van Lam for a Zoning By-law Amendment to facilitate the severance of 26 Oakcrest Avenue to create one additional building lot (ZA 16 134042).

The Committee Clerk advised that 198 notices were mailed on April 12, 2017, and revised notices were mailed on April 19, 2017, and a Public Meeting sign was posted on April 12, 2017. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff advised that the proposed severance and lot frontage would conform with the provisions of the proposed zoning by-law.

Russ Gregory of the Gregory Design Group, representing the applicant, was in attendance to answer any questions.

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

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

- 1) That the report dated April 10, 2017 titled “PRELIMINARY REPORT, Application by Tung Van Lam for a Zoning By-law Amendment to facilitate severance of 26 Oakcrest Avenue to create one additional building lot (File No. ZA 16 134042)”, be received; and,
- 2) That the Record of the Public Meeting held on May 2, 2017, with respect to the proposed Zoning By-law Amendment to facilitate severance of 26 Oakcrest Avenue to create one additional building lot (File No. ZA 16 134042), be received; and,
- 3) That the application by Tung Van Lam to amend the zoning by-law to facilitate severance of 26 Oakcrest Avenue to create one additional building lot (File No. ZA 16 134042), be approved; and,
- 4) That the proposed amendment to Zoning By-laws 304-87 and 122-72, as amended, be enacted without further notice; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT  
NATIONAL HOMES (OLD KENNEDY) INC.  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT TO  
PERMIT SIXTY-NINE (69) TOWNHOUSE UNITS  
AND SEVEN (7) LIVE-WORK UNITS  
AT 146 OLD KENNEDY ROAD  
FILE NOS. SU/ZA 16 138057 (10.7, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by National Homes (Old Kennedy) Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to permit sixty-nine (69) townhouse units and seven (7) live-work units at 146 Old Kennedy Road (SU/ZA 16 138057)

The Committee Clerk advised that 626 notices were mailed on April 12, 2017, and a Public Meeting sign was posted on April 11, 2017. 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 Inc., representing the applicant, gave a presentation to provide additional details.

Mr. Tung and City staff responded to questions from the Committee regarding parking (one parking garage and driveway parking space per unit); the 9 metre railway noise buffer consisting of a landscaped berm and retaining wall; preserving as many mature trees as possible within the proposed roadway to the west; there are options to customize accessible units; snow storage locations are to be determined; accommodating recycling/garbage bins within the garage; the proposed garage sizes are average and are sufficient; there are potential opportunities for railway crossings nearby; and, the potential future extension of Aldergrove Drive.

The Committee suggested that the density be reduced and that a parkette be provided. It was requested that the applicant install a historic plaque or public art on the property to commemorate this as the former site of Club 300.

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

Moved by: Councillor Alex Chiu

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the Development Services Commission report dated March 20, 2017, entitled "Preliminary Report, National Homes (Old Kennedy) Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit sixty-nine (69) townhouse units and seven (7) live-work units at 146 Old Kennedy Road, File Nos. SU/ZA 16 138057", be received; and,

- 2) That the Record of the Public Meeting held on May 2, 2017 with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications, be received; and,
- 3) That the applications by National Homes (Old Kennedy) Inc., for a proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU/ZA 16 138057), be referred back to staff for a report and a recommendation; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT  
IDEAL (MS) DEVELOPMENTS INC.  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO PERMIT A HIGH DENSITY RESIDENTIAL  
MIXED-USE DEVELOPMENT ON THE  
NORTH SIDE OF ENTERPRISE BOULEVARD  
WEST OF MAIN STREET UNIONVILLE  
28 MAIN STREET UNIONVILLE  
MARKHAM CENTRE (WARD 3)  
FILE NO. ZA 16 119946 (10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Ideal (MS) Developments Inc. for Zoning By-law Amendment to permit a high density residential mixed-use development on the north side of Enterprise Boulevard, west of Main Street Unionville, 28 Main Street Unionville, Markham Centre (ZA 16 119946).

The Committee Clerk advised that 2,457 notices were mailed on April 12, 2017, and a Public Meeting sign was posted on April 10, 2017. Twelve written submissions were received regarding this proposal, and four written submissions were received during the Public Meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. David Butterworth of Kirkor Architects, representing the applicant, gave a presentation to provide additional details.

In response to questions from the Committee, the revisions to the original plan were outlined with respect to the number and placement of the buildings and the addition of public parkland. Discussions included: the small area at the west side of the woodlot that the TRCA requires to be preserved; the small residual parcels along Enterprise Drive that have been obtained by the applicant; access and traffic signals on Bill Crothers Drive; provision of parkland or a parkette and a doggie park area; protecting the nearby trail system; providing a safe student drop-off location; providing retail parking along Enterprise Drive; compatibility of the proposed height with adjacent developments; provision of Section 37 funds and public art; sustainability features and working towards a LEED Gold level; 70 % of the units will be two and three bedroom units; affordability; providing rental units for students; and, parking will be located in six levels of the underground garage. Mr. Butterworth agreed to look into the feasibility of using the Automatic Vacuum Waste Collection system.

The Committee noted that this area is a key growth centre, and this development is close to the Markham Centre Mobility Hub. The population in this area is anticipated to increase significantly in the next few years, and housing will be needed to accommodate York University students. Improved transit service and providing a public park on the corner of Enterprise Drive and Main Street are some of the trade-offs.

It was suggested that area development be considered in a comprehensive manner; however, individual developments proceed on their own timelines, and the City must respond to applications as they come forward.

Kathy Randall, representing the Rockport Group and the adjacent Marleigh retirement residence, indicated overall satisfaction with the proposal, but would like further discussion on the parking, shared driveway, and access issues.

Steve Budgell spoke in objection to the proposal, stating that Unionville is a jewel and the character of the nearby heritage area needs to be preserved with appropriate transitioning. Mr. Budgell prefers a holistic approach and low-rise structures. Staff explained that the existing retirement residence and high school provide sufficient transitioning from the residential area.

Steven Lan spoke in objection to the proposal with respect to the impact of the tall buildings on the skyline, and the increased traffic congestion. Mr. Lan understands the need for university housing, but considers 15 stories to be tall enough for the proposed buildings.

Paul Marsh spoke in opposition to the proposal with respect to the proposed building height, and potential shadowing impacts that will prevent solar collectors from being feasible for buildings to the north. Mr. Marsh considers the transitioning between this and the nearby residential and heritage areas to be insufficient, and that 15 stories is tall enough for the proposed buildings.

David Butterworth displayed the shadowing study, illustrating the impacts from the building heights. Staff were requested to confirm that there will be no impact on the solar panels on the Pan Am Centre building.

Christiane Bergauer-Free expressed concern about increased pollution from traffic, disruption of telecommunications services caused by the tall buildings, the impacts of this development on the high water table in the area, shadowing impacts on wildlife habitat, and the impact of the towers on the streetscape. Ms. Bergauer-Free questioned the ability of the Fire Department to ensure safety and protection to the tall buildings, and the developer's contribution to services.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Logan Kanapathi

- 1) That the written submissions from Maria Wong, Jean Capewell, Lynne Melnyk, Leanna Matthews, Kathleen McDonell, Catharine Ross, David Lewis, Roger and Donna Lambert, S. Bau, Jack Winberg, Rockport, President of Main Street Residence (Unionville), Inc. Stanley Yau and Elizabeth Yip, Scott Cosens, Patrick Ng and Shirley Bhu, Maria and Kye Leung, Delia and Danny Tse, and Willian Hui regarding the application by Ideal (MS) Developments for 28 Main Street Unionville, be received; and,
- 2) That the depositions by Kathy Randall, representing the Rockport Group, Steve Budgell, Steven Lan, Paul Marsh, and Christiane Bergauer-Free, regarding the application by Ideal (MS) Developments for 28 Main Street Unionville, be received; and,
- 3) That the Development Services Commission report dated April 24, 2017, entitled "Preliminary Report, Ideal (MS) Developments Inc., Application for Zoning By-law Amendment to permit a high density residential mixed-use development on the north side of Enterprise Boulevard, west of Main Street Unionville, 28 Main Street Unionville, Markham Centre, File No. ZA 16 119946" be received; and,
- 4) That the Record of the Public Meeting held on May 2, 2017 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 5) That the application by Ideal (MS) Developments Inc. for a proposed Zoning By-law Amendment (ZA 16 119946), be referred back to staff for a report and a recommendation; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution

CARRIED

**4. 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.) 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 on south side of Highway 7, east of Warden Avenue (ZA 16 164154).

The Committee Clerk advised that 5,946 notices were mailed on April 12, 2017, and a Public Meeting sign was posted on April 10, 2017. Forty-six written submissions were received regarding this proposal, and two submissions were received at the Public Meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Lincoln Lo of Malone Given Parsons, and Steven Kirshenblatt and David Butterworth of Kirkor Architects, representing the applicant, gave a presentation to provide additional details. Approval from Transport Canada and Buttonville Airport will be required for the height proposal.

Discussions included the road network, the transfer of density from the north to south side of Highway 7, impacts on people who have already purchased units, and the proposed revised precinct plan. This application is only dealing with the additional height on this building, and approval will be required from Transport Canada and Buttonville Airport on this issue.

Christiane Bergauer-Free spoke in opposition to the proposal with respect to potential impacts of the building heights on shadowing of the valleylands habitat and disruptions to telecommunications services, the ability of the Fire Department to ensure safety and protection, and the developer's contribution to this and other services. Ms. Bergauer-Free objected to the continuous requests from developers to amend the by-laws and for additional height.

Luke Zhang, representing Hua Shen, lives adjacent to the development and spoke in opposition to the proposal with respect to shadowing, noise, and traffic, and questioned if additional parkland and public amenities will be provided. Mr. Zhang spoke of checks and balances against continuous requests for increased intensification. The Committee responded that the process itself - staff reports and Council decisions - provide the checks and balances for appropriate development.

The applicant's representatives noted that there will be no shadowing impacts, and that significant green space and public amenities are being provided to the overall community, throughout the overall development. Staff are working with the applicant to realign parkland throughout the community, and for the provision of other benefits. Mr. Kirshenblatt confirmed that purchasers have been made aware of possible height increases, and that none of the proposed units have been sold.

Reid McAlpine representing the Unionville Residents Association, was in support of the density transfer, but suggested the community requires an overall development plan to assess the traffic impacts on a cumulative basis, and that the density increase should be closer to the mobility hub. Mr. McAlpine questioned if the proposal addresses Markham's affordability housing policies.

Jacqueline Seto spoke in opposition to the proposal with respect to the intensification and overall growth of Markham Centre. Ms. Seto suggested that the proposed units were being sold prior to approval. Staff explained that Markham Centre is a long-term build-out dating back 10-15 years, that must accommodate changes to policy regimes at provincial and regional levels. Markham Centre has been planned comprehensively, and application processes provide a framework for considering individual landowner proposals.

Beena Tandon spoke in opposition to the proposal with respect to the potential impacts on local schools, student drop-off locations, traffic congestion, and setting a precedent for other developers to apply for increased height.

Mia Ma spoke in opposition to the proposal and suggested that the units have already been sold, questioning the Public Meeting and approval process, as well as the impacts to people who have already purchased units in existing and approved phases of the development.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Karen Rea

- 1) That the written submissions from Cassandra Chan, Ken Wu, Chris Lau, Audrey Thomas John Poon and Rainbow So, Cindy, Martina Chan, Susanna Wong, Charles Liu, Andrew Nguyen, Hoi Ki Ding, Eliza Cheng (Mo Hing Cheng), Sidney Liao, Tomy Chan and Wing Yiu Wong, Betty Chinn, Joseph Chiu, Julia Wang, Xiaofeng Wu, Ma Kin Hang Joseph Ma Sandy Kit Fun, Judy Ho, Philip Davson, Xiangling Zhao, Janet Chiu, Wei-Hsin Lee, Henry Chan, Hart Broudy and Che Lan Chan, Rita Wong, Jean Capewell, Lynne Melnyk, Leanna Matthews, Sylvia Zhu, Kathleen McDonell, Han Fun Nancy Yu and Sai Man Chan, Ix, Catharine Ross, Cindy Lai, David Lewis, Stacey Connors, Arina Nummi, Sultan Ghaznawi, Wendy Wong, Sally and Charles Azim, Bob Katsavelos, Cindy Son-Cheu and Wayne Chan, Sumaira Chang, Ben Mok, Scott Cosens, Sally Azim, and Shadi Aghaei of Times Group Corporation, regarding applications by application by 1771107 Ontario Inc. (Times Group Inc.) (ZA 16 164154) for 15 and 25 Water Walk Drive, be received; and,

- 2) That the deputations by Christiane Bergauer-Free, Luke Zhang, representing Hua Shen, Reid McAlpine, Unionville Residents Association, Jacqueline Seto, Beena Tandon, and Mia Ma, regarding applications by application by 1771107 Ontario Inc. (Times Group Inc.) (ZA 16 164154) for 15 and 25 Water Walk Drive, be received; and,
- 3) That the Development Services Commission reports dated December 5, 2016 and April 24, 2017 regarding an application by 1771107 Ontario Inc. (Times Group Inc.) for zoning by-law amendment to permit an increase the maximum number of dwelling units and maximum building height in the Times Group's Uptown Markham development on the south side of Highway 7, east of Warden Avenue, be received; and,
- 4) That the Record of the Public Meeting held on May 2, 2017 with respect to the proposed zoning by-law amendment to permit an increase in building height and residential unit count of the Riverside Condominium, located at 15 and 25 Water Walk Drive, be received; and,
- 5) That the zoning by-law amendment application (ZA 16 164154) to permit an increase in building height and residential unit count for the Riverside Condominium, located at 15 and 25 Water Walk Drive, be referred back to staff for a report and recommendation; 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 11:38 PM.

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