



Minutes
Development Services Public Meeting
Wednesday, April 5, 2017 - 7:00 PM
Council Chamber
Meeting No. 3

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti	Andy Taylor, Chief Administrative Officer
Deputy Mayor Jack Heath	Ron Blake, Senior Development Manager
Regional Councillor Jim Jones	Sally Campbell, Manager, East District
Regional Councillor Joe Li (8:00)	Rick Cefaratti, Planner II
Regional Councillor Nirmala Armstrong	Geoff Day, Senior Planner, Zoning & Special Projects
Councillor Valerie Burke (left 10:45)	Biju Karumanchery, Director of Planning and
Councillor Alan Ho	Urban Design
Councillor Karen Rea (9:20)	Dave Miller, Manager, West District
Councillor Don Hamilton	Gary Sellars, Senior Planner
Councillor Colin Campbell (left at 7:25)	Kitty Bavington, Council/Committee Coordinator
Councillor Amanda Collucci	
Councillor Logan Kanapathi	
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. The Committee recessed at 11:12 PM, to reconvene on Monday, April 10, 2017, at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

The Committee noted the number of people in attendance and the number of deputations regarding the third item on the agenda. In consultation with the Ward Councillors, it was recommended that the first two items be recessed to another date to ensure they have proper attention and are not rushed. The audience was canvassed as to the people in attendance for the first two items, and they indicated they would be satisfied with the rescheduled meeting. Each application was dealt with separately.

A member of the public commented on the agenda scheduling.

**1. PRELIMINARY REPORT
APPLICATION FOR DRAFT PLAN OF SUBDIVISION
19TM-16009 AND OFFICIAL PLAN AMENDMENT
BY 605918 ONTARIO LTD. FOR 8651 9TH LINE
IN CORNELL CENTRE
FILES: SU / OP 16 117108 (10.7, 10.3)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 605918 Ontario Ltd. for Draft Plan of Subdivision 19TM-16009 and Official Plan Amendment for 8651 9th Line in Cornell Centre (SU/OP 16 117108).

The Committee Clerk advised that 217 notices were mailed on March 16, 2016, and a Public Meeting sign was posted on March 15, 2017. Three written submissions were received regarding this proposal.

The Committee noted the number of people in attendance and the number of deputations regarding the third item on the agenda. In consultation with the Ward Councillors, it was recommended that the first two items be recessed to another date to ensure they have proper attention and are not rushed. The Chair requested identification of anyone in attendance, in both the Council Chamber and the Great Hall, on this application, agenda item # 1. Three people indicated an interest. The Committee and members of the public discussed, and agreed to, recessing the Public Meeting for this item to Monday, August 10, to allow full and thorough attention. It was noted that the applicant had been requested to hold a community meeting on this matter.

Moved By: Mayor Frank Scarpitti
Seconded by: Councillor Colin Campbell

- 1) That the Public Meeting for the proposed Draft Plan of Subdivision (19TM-16009) and Official Plan Amendment submitted by 605918 Ontario Ltd. File Numbers: SU / OP 16 117108, be recessed to Monday, April 10, 2017, at 7:00 p.m.**

CARRIED

**2. PRELIMINARY REPORT
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF CONDOMINIUM BY
2496052 ONTARIO INC.
(KALEXIA DEVELOPMENT CORP.)
TO PERMIT RESIDENTIAL USES ON THE
LANDS LOCATED ON THE NORTH SIDE OF
MARKLAND STREET WEST OF WOODBINE AVENUE
WITHIN THE WOODBINE NORTH SECONDARY PLAN AREA
FILE NO.'S: OP 13 114950, ZA/CU 16 124882 (10.3, 10.5, 10.20)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 2496052 Ontario Inc. (Kalexia Development Corp.) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Condominium to permit residential uses on the lands located on the North side of Markland Street West of Woodbine Avenue within the Woodbine North Secondary Plan Area (OP 13 114950, ZA/CU 16 124882).

The Committee Clerk advised that 179 notices were mailed on March 16, 2017, and a Public Meeting sign was posted on March 16, 2017. No written submissions were received regarding this proposal.

The Committee noted the number of people in attendance and the number of deputations regarding the third item on the agenda. In consultation with the Ward Councillors, it was recommended that the first two items be recessed to another date to ensure they have proper attention and are not rushed. The Chair requested identification of anyone in attendance, in both the Council Chamber and the Great Hall, on this application, agenda item # 2. The only person identified in attendance was the applicant. The Committee and members of the public discussed, and agreed to, recessing the Public Meeting for this item to Wednesday, August 12, to allow full and thorough attention.

Moved by: Councillor Alan Ho
Seconded by: Councillor Amanda Collucci

- 1) That the Public Meeting for applications by Kalexia Development Corp., to amend the in-force Official Plan (Revised 1987), as amended, the Woodbine North Secondary Plan, and a corresponding amendment to The 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016), be recessed to Wednesday, April 12, 2017 at 7:00 p.m.**

CARRIED

**3. PRELIMINARY REPORT
SIXTEENTH LAND HOLDINGS INC.
4134 16TH AVENUE (YORK DOWNS GOLF COURSE)
NORTH OF 16TH AVENUE, WEST OF KENNEDY ROAD
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS, AND DRAFT PLANS OF SUBDIVISION
APPROVAL TO PERMIT A NEW RESIDENTIAL NEIGHBOURHOOD
FILE NO.'S: OP/ZA 16 179225 AND SU 16 179225 (1 AND 2) (10.3, 10.5, 10.7)
[Presentation](#) [Report](#)**

The Public Meeting this date was to consider an application submitted by Sixteenth Land Holdings Inc. (York Downs Golf Course) for Official Plan and Zoning By-Law Amendments and Draft Plans of Subdivision to permit a new residential neighbourhood at 4134 16th Avenue, North of 16th Avenue, West of Kennedy Road (OP/ZA 16 179225 and SU 16 179225 (1 and 2))

The Committee Clerk advised that 905 notices were mailed on March 16, 2017, and seven Public Meeting signs were posted on March 15, 2017. Eighteen written submissions were received regarding this proposal. Deputants later left written copies of their statements.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Four Unionville Subcommittee meetings are being scheduled on topics of interest, for further public consultation. The Ward Councillor gave additional information about the mandate of the Subcommittee. Meeting dates will be published on the City website and anyone making a deputation at this Public Meeting, or requesting notification, will be notified.

Maria Gatzios of Gatzios Planning + Development Consultants Inc., representing the applicant, gave a presentation to provide additional details. Ms. Gatzios noted there are currently 7,000 trees on the property and there will be 16,000 post-development. With respect to the valleylands and woodlots, these lands will be conveyed to City, and multi-use trails will be developed for public ownership. The open space area includes parkland for a total of 62 ha (37% of the development) while the built development will cover 107 ha (63 %). The Public School Board require an elementary school site within the proposed development. It was also clarified that a proposed road access onto Warden Avenue is being requested by some residents, but it is not part of the applicant's original proposal.

The following people made deputations regarding the proposal:

1. Mavis Smylie, representing the URA, UVA, Briarwood Farm Group
2. Susan Deacon
3. Janet Murphy
4. Mario Lavoie, representing the Glenburn Forest Community
5. Michael Gannon, representing Unionville Ratepayers Association
6. Robert Clark, representing the Glenburn Forest Community
7. Gerianne Walker, representing the Glenburn Forest Community
8. Paul McMillen representing the Glenburn Forest Community
9. Peter Miasek
10. Ramhar Balakrishnam – did not speak
11. Akash Panday – did not speak

12. Alex Chow – did not speak
13. Dan Wang – did not speak
14. Nancy Rossi
15. Charlotte Deacon
16. Malcolm Lowe
17. Edmond Wu, Scarborough Chinese Alliance Church
18. Hasib Hakeem – did not speak
19. Marilyn Ginsburg, Markham Citizens Coalition for Responsive Gov.
20. Jim Cheung
21. Yugi Zhong
22. Yuk Wing Albert Wan – representing Chinese Seniors' Groups
23. Hollie Leong
24. Susan Tam
25. Chris Farano – Fung Loy Kok Institute
26. Ricardo Mashregi and Evelin Ellison - TRUE (Trees & Residents for Urban Environment)
27. Adil Rizwan
28. Pat Lam
29. Gloria Kuang
30. Jian Zhang
31. Emily Li
32. Peter McKay
33. Meg Stokes
34. Lawrence Fair
35. Ellen Lin
36. Michael Ye – did not speak
37. Eileen Liasi
38. Mayrose Gregorios
39. Patrick O'Hanlon, representing the applicant

The following comments were made:

Environmental Issues

1. The property is a valuable greenspace and needs to be preserved
2. The golf club greenspace is currently only accessible to the owners, but it should be available to everyone
3. A resident noted that although he lives next to the property, it is currently a private greenspace. Once it is accessible to the community, they can all enjoy the benefits
4. The Glenburn Forest Community is satisfied with current application with respect to retained greenspace on Blocks 4 and 10
5. Tree preservation is very important
6. Representatives of TRUE (Trees and Residents for Urban Environment) spoke of the benefits of the urban forest and suggested an independent tree preservation assessment by Markham They questioned if the tree replacement program is sufficient and recommend tree replacement rather than a cash settlement
7. Parklands are needed for all the Angus Glen residents and other communities
8. A golf course may not be a safe place for wildlife
9. Wildlife needs to be protected

10. Protect wildlife habitat, particularly for barn swallows
11. Possible endangered bird species on the York Downs property should be investigated and the applicant should provide financial compensation. Construction should not take place during the nesting season.
12. All levels of government should work together to preserve the property and create a legacy for Unionville
13. Convert Street E into a pedestrian friendly pathway
14. There are no natural pathways in the area
15. The pathways should connect to other communities through traffic-free greenspaces
16. Requested confirmation that the developer would provide the trail path
17. Concern for stormwater management and high water table
18. There is a significant grade difference between the site and surrounding residences that could result in flooding
19. Potential impact on water wells
20. A map of flooding in the area from Hurricane Hazel in 1954 was displayed. The discussion related to the increase in hard surfaces from development and the impact of additional runoff on the two creeks
21. Request for staff and TRCA reports regarding stormwater management plan, concerned that the development is built on wetlands and floodplains, and potential flooding impacts as well as hydrostatic force impacts during storms

Traffic Issues

22. Concern for increased traffic congestion, traffic noise, and access to 16th Ave was a common concern
23. Roads are already over capacity
24. Concern for increased traffic on congested arterial road and the need for road widening
25. York Region Transit must improve the system to accommodate seniors who don't drive
26. Need to expand bus service along 16th Avenue
27. Traffic on 16th Avenue is already too busy and hard to access
28. 16th Avenue will be a nightmare, it needs to be widened and another access added
29. The position on an exit road to Warden Avenue was mixed. The adjacent residents do not want the disruption and the increased difficulty in accessing Warden; while others thought it was a good idea as it could take pressure off other roads
30. The Glenburn Forest Community does not want a road through to Warden Avenue due to traffic and noise, and impacts to the adjacent greenspace
31. Warden Avenue is already a problem with speeding cars, and a new road access would add to the danger
32. Adopt 'Vision Zero' traffic strategy for safety
33. The internal road network may be used as a short-cut between Kennedy and Warden
34. The bridge in the middle of the development only serves as a cut-through; it should be two separate developments
35. Concern about possible traffic infiltration into portions of the community to the south

Housing and Community

36. Concerns about density
37. Other residents supported the wide variety of housing choices proposed
38. A community centre would be appreciated
39. Suggested a senior activity centre
40. Include a community centre near 16th Avenue for seniors and children to use
41. 7200 new residents is the size of many small towns with their own amenities. This development should have its own amenities, community centre, medical services, retail, school, etc.
42. Scarborough Chinese Alliance Church supports the mixed use and medium rise housing proposal, and requested a Place of Worship site, and facilities for retired people and the community. Staff explained that Places of Worship are identified in the Official Plan and could be part of this site
43. Markham's Chinese Seniors groups are seeking suitably-sized residences within walking distance of amenities and community facilities
44. The Fung Loy Kok Institute supports the development and is looking for the opportunity to provide a seniors complex, temple, and meeting place
45. Include housing for students and as an investment for their children's future
46. Affordable housing is needed in Markham for first-time buyers, immigrants, and students
47. Price range should be geared toward first-time buyers and young professionals (less than one \$million)
48. Urged the City not to delay the project as housing is in short supply
49. Every city needs to grow and generate an increase in community services
50. Markham enjoys the benefits of growth – community facilities and festivals
51. Create a walkable community with nearby stores
52. Find a balance between the need for houses and the need for trees
53. New urbanism is favoured with respect to laneway-based dwellings that provide a safe play space
54. This will be a great community for everyone, not just a small population
55. This area would be great as it is closer to work and will accommodate the speaker and other family members in a variety of housing
56. Encouraged adding new commercial uses and grocery stores that will benefit the residents
57. New residents will help support local businesses

General

58. Concern for the process of public consultation prior to expert opinions and reports being available
59. Supports the development, but wants it to be done the right way with regards to the Public Meeting process and providing full report and information
60. A resident was assured by the Golf Course when she bought her adjacent property that the use would not change
61. A resident on Normandale Road is concerned about the proposed condos on 16th Avenue that are 6-8 stories high, as that will impact the privacy in their yard
62. Construction may be inconvenient, but benefits will be worth it
63. The development will increase the tax base for the City

Clarification was provided that the application was complete in November, 2016.

Many of the deputants provided a written copy of their comments. Speakers expressed appreciation to the Ward Councillor and other Council Members who have assisted the residents in this matter.

Patrick O'Hanlon, representing the applicant, spoke of past successful projects in Markham by the developer. He acknowledged the comments made by the deputants and indicated they would be carefully considered. They will work with the Subcommittee to create a great community.

The Committee identified transportation and environmental issues as major concerns, and confirmed that as this matter progresses, agency reports will be a part of the review. Although tonight's meeting is the Statutory Public Meeting required under the Planning Act, another Community Meeting may be held, in addition to the Subcommittee meetings. It was agreed that at the appropriate time, this application will come back to an evening Development Services Committee meeting.

Councillor Amanda Collucci thanked everyone for attending, and announced that the first Subcommittee meeting will be held on Monday April 24 at 6:00 p.m. in the Council Chamber. Everyone is invited to attend, and anyone wishing notification of future meetings should contact Councillor Collucci or the Clerk.

Moved by: Councillor Amanda Collucci

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the deputations by Mavis Smylie, Susan Deacon, Janet Murphy, Mario Lavoie, Michael Gannon, Robert Clark, Gerianne Walker, Paul McMillen, Peter Miasek, Ramhar Balakrishnam, Akash Panday, Alex Chow, Dan Wang, Nancy Rossi, Charlotte Deacon, Malcolm Lowe, Edmond Wu, Hasib Hakeem, Marilyn Ginsburg, Jim Cheung, Yugi Zhong, Yuk Wing Albert Wan, Hollie Leong, Susan Tam, Chris Farano, Ricardo Mashregi, Evelin Ellison, Adil Rizwan, Pat Lam, Gloria Kuang, Jian Zhang, Emily Li, Peter McKay, Meg Stokes, Lawrence Fair, Ellen Lin, Michael Ye, Eileen Liasi, Mayrose Gregorios, and Patrick O'Hanlon regarding applications y Sixteenth Land Holdings Inc., 4134 16th Avenue (York Downs Golf Course), North of 16th Avenue, west of Kennedy Road, be received; and,
- 2) That the written submissions from John Stone, Ann Woods, W.J. Lawrie McGill, Mario T. Lavoie, Nancy Rossi, Dieter Misch, Tammy Morrell-Bellai, Anna Chen, Shan and Protima Mitra, Adam S. Hanna, Norah and John Prior, Teresa Fung, Chun Yu, Alice Chao, Florence She, Siobhan Covington, Toinette Bezant, and from deputants at the meeting, regarding applications y Sixteenth Land Holdings Inc., 4134 16th Avenue (York Downs Golf Course), North of 16th Avenue, west of Kennedy Road, be received; and,

- 3) That the Development Services Commission report dated March 20, 2017, entitled, “PRELIMINARY REPORT, Sixteenth Land Holdings Inc., 4134 16th Avenue (York Downs Golf Course), North of 16th Avenue, west of Kennedy Road, Applications for Official Plan and Zoning By-law Amendments, and Draft Plans of Subdivision Approval to permit a new residential neighbourhood, File No.’s: OP/ZA 16 179225 and SU 16 179225 (1 and 2)”, be received; and,
- 4) That the Record of the Public Meeting held on April 5, 2017 with respect to the applications by Sixteenth Land Holdings Inc. for Official Plan and Zoning By-law Amendments, and Draft Plans of Subdivision Approval, be received; and further,
- 5) That staff be directed to schedule additional meetings with the Unionville Subcommittee members (all Members of Council be included in the meeting requests), the applicant and/or representatives from Sixteenth Land Holdings Inc. and concerned residents to further discuss the proposed applications and outstanding issues and/or concerns.

CARRIED

RECESS/ADJOURNMENT

The Development Services Public Meeting recessed at 11:12 PM, to reconvene on Monday, April 10, 2017, at 7:00 p.m., in the Council Chamber.

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