



Minutes
Development Services Public Meeting
November 22, 2016 - 7:00 PM
Council Chamber
Meeting No. 9

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti (7:30)

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 Amanda Collucci

Councillor Alex Chiu

Ron Blake, Senior Development Manager

Sally Campbell, Manager, East District

Stephen Corr, Planner II

Gary Sellars, Senior Planner

Peter Wokral, Heritage Planner

Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Colin Campbell

Councillor Logan Kanapathi

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None declared

**1. PRELIMINARY REPORT
WEMAT ONE LTD.
BLOCK 1, PLAN 65M-2665, SOUTH SIDE OF HIGHWAY 7
BETWEEN HIGHWAY 404 AND COMMERCE VALLEY DRIVE EAST
APPLICATION FOR OFFICIAL PLAN AMENDMENT TO EXPAND
THE RANGE OF EMPLOYMENT USES PERMITTED
FILE NO.: OP 13 113480 (10.3)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Wemat One Ltd., Block 1, Plan 65M-2665, South side of Highway 7, between Highway 404 and Commerce Valley Drive East, for Official Plan Amendment to expand the range of employment uses permitted (OP 13 113480).

The Committee Clerk advised that 118 notices were mailed on November 2, 2016, and a Public Meeting sign was posted on October 20, 2016. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The watercourse along the north-east boundary was identified. Michelle Charkow, WND Associates, representing the applicant, gave a presentation to provide additional details and advised that this is the last vacant parcel to be developed in the block and it is located at a strategic gateway.

The Committee questioned the change to the employment numbers for this site and requested further information on the watercourse. The application conforms to the Regional Official Plan. Staff clarified that the permissions identified in the 1987 Official Plan are to be brought forward into the new Official Plan designation as it applies to this property and confirmed that a casino would not be permitted. However, the employment designations in Markham's new Official Plan are under appeal to the OMB and this application cannot come into effect until the plan is approved. The intent is to have the new designation come into effect on the day Markham's New Official Plan comes into effect.

A draft concept site plan was displayed. The Committee noted an excessive amount of parking spaces and suggested that office buildings would be better oriented towards the highway. The applicant advised that the lot grade is lower at the highway side of the property and is more suitable for a parking structure. The site plan will likely change significantly once Buttonville Airport is closed.

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

Moved by: Deputy Mayor Jack Heath
Seconded by: Mayor Frank Scarpitti

- 1) That the Development Services Commission report dated November 7, 2016, entitled, "Preliminary Report, Wemat One Ltd., Block 1, Plan 65M-2665, South side of Highway 7, between Highway 404 and Commerce Valley Drive East, Application for Official Plan Amendment to expand the range of employment uses permitted, File No.: OP 13 113480", be received; and,
- 2) That the Record of the Public Meeting held on November 22, 2016, with respect to the application by Wemat One Ltd., for an Official Plan Amendment, be received; and further,
- 3) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**2. PRELIMINARY REPORT
CITY PARK (TOWN CRIER) HOMES INC.
PROPOSED DRAFT PLAN OF SUBDIVISION,
OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT APPLICATIONS
FOR 12 LOTS FOR SINGLE DETACHED DWELLINGS
AT 7 TOWN CRIER LANE
FILES: SU 16 175583, OP 16 175583 AND ZA 16 175583 (10.7, 10.3 & 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by City Park (Town Crier) Homes Inc. for Draft Plan of Subdivision 19TM-16007, Official Plan Amendment and Zoning By-law Amendment for 12 lots for single detached dwellings at 7 Town Crier Lane (SU 16 175583, OP 16 175583 and ZA 16 175583).

The Committee Clerk advised that 176 notices were mailed on November 2, 2016, and a Public Meeting sign was posted on November 2, 2016. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The property is within the Markham Village Heritage Conservation District and contains a Class A heritage dwelling. Several issues were raised at a community meeting held by the Ward Councillor.

John Zipay, representing the applicant, reviewed previous concept plans for the property that amended the proposal from 42 to 12 lots, as a result of consultation with staff, the Ward Councillor, and residents. The heritage house was intended to be removed, but is now being reconsidered. Mr. Zipay addressed lot size, snow removal, and the cul-de-sac being used as a drop-off for the nearby school. It was agreed that the school access could be fenced if necessary. Concept elevations were displayed. The applicant is working with staff to design suitable houses at an acceptable height.

Discussions included the access onto Parkway Avenue, compatible lot sizes, density, building height, garbage pick-up, snow removal, the size of the heritage property, upgrading the sewer services to the adjacent manse, and tree preservation. There was considerable discussion on the concerns of Heritage Markham including density and building height. Cash-in-lieu of parkland will be provided, as parkland dedication within the development is not suitable on a private road and there is a large park nearby.

Harvey Thomson spoke in opposition to the proposal with respect to the townhouse-style of the dwellings that are not sympathetic to the heritage district.

Peter Cannon spoke in opposition to the proposal with respect to the proposed large dwellings with small setbacks and inadequate parking space, snow removal issues, and potentially difficult ingress and egress onto Parkway Avenue.

Alexis Whalen spoke in appreciation of the community garden that previously existed on this property, and spoke in opposition to the proposal with respect to compatibility to the heritage district and the zoning by-law. Ms. Whalen supported Heritage Markham's recommendation but suggested that relocation of the heritage house may be acceptable if a commemorative plaque is installed. Ms. Whalen suggested that the City purchase the property to preserve the village.

The Committee noted that the City had considered purchasing the property but was unsuccessful.

Lisa Tabachnick spoke in opposition to the proposal and discussed the impact from the loss of open space and the ravine that had been enjoyed by the residents. Ms. Tabachnick suggested building as few dwellings as possible on the property, to minimize the traffic, noise, and loss of trees.

Nancy Malcolmson spoke in opposition to the proposal and in support of preserving the heritage district with heritage-sympathetic designs. Ms. Malcolmson discussed the narrow width of the private driveway, the impacts of increased traffic on Parkview Avenue school crosswalks, and the need for a park rather than cash-in-lieu payment, suggesting that Lot 12 be dedicated as a parkette.

Louie Shoukas spoke in opposition to the proposal and suggested that the key issues identified at the community meeting have not been addressed: building size should comply to the by-laws; compatibility with adjacent dwellings; the narrow private driveway should be regular size; preservation of the trees; and the number, scale, and height of the proposed homes. Mr. Shoukas advised that he had been required to conform to the by-laws when he built his house on Elm Street, but had obtained a Minor Variance.

Craig Sugden, representing Grace Church, identified the manse property and driveway, and discussed concerns regarding snow removal and street parking that may impact the church property.

The Committee requested clarification on the property boundaries and how the snow, servicing, and emergency vehicles will access Maple Street and the manse, as well as ensuring walkability of the area and through access to Maple Street.

Rev. Nicola Skinner of Grace Church advised that discussions with the developer have been cordial, and indicated an interest in connecting to City sewers. Flooding is often a problem and snow melting from the new development may cause worse problems. The church parking lot is often used by public and for service vehicles, however, there is a liability issue and the church would appreciate help with repairs to their parking lot. Rev. Skinner questioned if there is common law right of access to Maple Street.

John Webster, former owner of the subject property, spoke in support of the proposal and provided clarification on some of the statements made. The roadway is not a public road but has been used by the church and residents. They had worked with the church and the City to have a bulb at the north end of Maple Street and access via Town Crier Lane through to Parkway Avenue, as well as working for the church to connect to servicing, but neither project was completed. They had also hoped to keep the community gardens on the property. Many of the trees will remain. Flooding in the spring is mostly from snow piled in the church parking lot but berms have been built to control the flow. The heritage house may have cultural heritage value, but they do not consider it to have heritage significance, and it should be removed due to its poor condition. The Websters will continue to live in their original home fronting onto Parkview Avenue and are taking an active interest in the development of the subject parcel. This is a preliminary concept plan, and building height and size details can be revised, but it is important to avoid the loss of control that may occur if the proposal winds up at the OMB. Mr. Webster suggested that the fence issue be decided in the future by the condo corporation, if it becomes an issue.

In response to questions, the applicant advised that the laneway will be wide enough for two cars to pass, but not wide enough for a standard road, and that the proposed lots are almost as deep as the lots fronting on Elm Street.

The Committee discussed zoning, Committee of Adjustment, and heritage issues. The narrow width of the roadway at Parkway Avenue, and access to Maple Street have to be resolved, and there may be a cooperative solution between the applicant and the church.

The Ward Councillor requested meeting with the applicant, staff and other members of Council to resolve issues. The Committee requested that this application be brought forward at an evening meeting of Development Services Committee for the benefit of the residents.

Moved by: Councillor Karen Rea
Seconded by: Mayor Frank Scarpitti

- 1) That the written submissions from Grant McBain (3) and Erich and Ilona Lattner regarding the applications by City Park (Town Crier) Homes Inc., be received; and,
- 2) That the depositions by Harvey Thomson, Peter Cannon, Alexis Whalen, Lisa Tabachnick, Nancy Malcolmson, Louie Shoukas, Craig Sugden, Rev. Nicola Skinner, and John Webster regarding applications by City Park (Town Crier) Homes Inc. be received; and,
- 3) That the record of the Public Meeting held on November 22, 2016, with respect to the proposed Draft Plan of Subdivision 19TM-16007, Official Plan Amendment and, Zoning By-law Amendment submitted by City Park (Town Crier) Homes Inc., Files SU 16 175583 OP 16 175583 and ZA 16 175583, be received; and,
- 4) That proposed Draft Plan of Subdivision 19TM-16007, Official Plan Amendment and, Zoning By-law Amendment submitted by City Park (Town Crier) Homes Inc., Files SU 16 175583 OP 16 175583 and ZA 16 175583, be referred back to staff for a report and recommendation; and further,
- 5) **That a meeting be held with Councillor Karen Rea, Mayor Frank Scarpitti, Councillor Don Hamilton, staff and the applicant to resolve issues.**

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:35 PM.

Alternate formats for this document are available upon request.
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