



**Minutes**  
**Development Services Public Meeting**  
**October 5, 2016 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 7**

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**All Members of Council**

**Development Services**

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

**Attendance**

Mayor Frank Scarpitti	Sabrina Bordone, Senior Planner
Deputy Mayor Jack Heath	Biju Karumanchery, Director of Planning and
Regional Councillor Jim Jones	Urban Design
Regional Councillor Joe Li	Richard Kendall, Manager, Central District
Regional Councillor Nirmala Armstrong	Kitty Bavington, Council/Committee Coordinator
Councillor Valerie Burke	
Councillor Alan Ho	
Councillor Karen Rea	
Councillor Colin Campbell	
Councillor Amanda Collucci	
Councillor Logan Kanapathi	
Councillor Alex Chiu	

**Regrets:**

Councillor Don Hamilton

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None declared**

- 1. PRELIMINARY REPORT**  
**APPLICATION BY FIRST MARKHAM PROPERTIES INC.**  
**FOR ZONING BY-LAW AMENDMENT TO ADD A**  
**SUPERMARKET TO THE LIST OF PERMITTED USES ON THE**  
**PROPERTY KNOWN MUNICIPALLY AS 3265 AND 3275 HIGHWAY 7 EAST**  
**FILE NO: ZA 16 170952 (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by First Markham Properties Inc. for Zoning By-law Amendment to add a supermarket to the list of permitted uses on the property municipally as 3265 and 3275 Highway 7 East (ZA 16 170952).

The Committee Clerk advised that 356 notices were mailed on September 15, 2016, and a Public Meeting sign was posted on September 14, 2016. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff responded to questions regarding previous and proposed zoning provisions. With respect to parking provisions, the consultant's analysis indicates that a modest surplus of parking spaces are available. Staff also advised that the City does not address competition concerns.

The Committee suggested that coin operated shopping carts would reduce the issue of abandoned carts in the parking lot. It was also suggested that the uses, particularly competing uses, and parking requirements with respect to potential future changes in uses, be reviewed comprehensively. The Committee requested that site illumination take into consideration the adjacent sensitive lands, and that signage be provided to direct shoppers to additional parking areas.

Mary Flynn-Guglietti of McMillan LLP, representing the applicant, provided more details regarding the proposal, and discussed the issue of competition, which is not a land use matter. Ms. Flynn-Guglietti agreed to using coin-operated shopping carts, diffused lighting, and directional signs. The applicant's traffic consultant was in attendance and identified the locations of the cart corrals. He also reviewed the parking analysis, advising that the parking on the site is underutilised. Staff confirmed that Engineering staff are in concurrence.

Staff confirmed that the written submissions have been reviewed and that the draft traffic studies have been provided. The final traffic study will also be provided as well as the zoning by-law, as requested.

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

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) That the written submissions from Meaghan McDermid of Davies Howe Partners LLP, representing 2438515 Ontario Inc., and Sandra Patano of Weston Consulting, representing First Markham Place Highway 7 Inc (Unit 1) regarding the application by First Markham Properties Inc. 3265 and 3275 Highway 7 East, be received; and,
- 2) That the report dated June 20, 2016 titled "PRELIMINARY REPORT, application by First Markham Properties Inc. for Zoning By-law Amendment to add a supermarket to the list of permitted uses on the property known municipally as 3265 and 3275 Highway 7 East (File No. ZA 16 170952)", be received; and,

- 3) That the Record of the Public Meeting held on October 5, 2016, with respect to the proposed Zoning By-law Amendment to add a supermarket to the list of permitted uses on the property known municipally as 3265 and 3275 Highway 7 East (File No. ZA 16 170952), be received; and,
- 4) That the application by First Markham Properties Inc. to amend the zoning by-law to add a supermarket to the list of permitted uses on the property known municipally as 3265 and 3275 Highway 7 East (File No. ZA 16 170952), be approved; and,
- 5) That the proposed amendment to the Zoning By-law 165-80, as amended, be enacted without further notice; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT**  
**2080552 ONTARIO INC. (ALAWN LAI)**  
**APPLICATION FOR DRAFT PLAN OF SUBDIVISION**  
**TO PERMIT THIRTEEN (13) SINGLE-DETACHED DWELLINGS**  
**ON THE NORTH SIDE OF LEE AVENUE BETWEEN**  
**NOBLE STREET AND BRIMLEY ROAD**  
**FILE NO. SU 14 244871 (10.7)**

[Report](#)

The Public Meeting this date was to consider an application submitted by 2080552 Ontario Inc. (Alawn Lai) for Draft Plan of Subdivision to permit thirteen (13) single-detached dwellings on the north side of Lee Avenue between Noble Street and Brimley Road (SU 14 244871).

The Committee Clerk advised that 179 notices were mailed on September 15, 2016, and a Public Meeting sign was posted on September 9, 2016. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The applicant was in attendance to answer any questions. The Committee had regard for the written submission.

Staff responded to questions regarding lot size, and confirmed that the existing church parking lot will not have access to the new street. The Committee encouraged preservation of the mature trees, and landscape screening for the cul-de-sac adjacent to existing houses. Staff advised that the new lots on the cul-de-sac are actually severed from the existing lots on Noble Street.

Joe Dinorcia, a resident on Lee Avenue, backing onto the development, had concerns regarding preservation of trees and vegetation behind his property, the lot sizes on Lee Avenue, and that the church parking lot should not have access for the new street. Staff confirmed that the tree preservation plan will attempt to satisfy this concern, and that the church will not have access to

the street. The lots fronting on Lee Avenue ages are proposed to be 21m for Lots #1 and #13, and were rezoned for this purpose in 2008.

The Committee directed that adequate fencing and screening be provided along the church parking lot and to ensure that trees are protected adequately during construction. Although cars should not have access to the new street, a pedestrian gate may be appropriate.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the written submission by Joanne Li regarding the application by 2080552 Ontario Inc. (Alawn Lai) on Lee Avenue, be received; and,
- 2) That the Development Services Commission report dated September 6, 2016, entitled "Preliminary Report, 2080552 Ontario Inc. (Alawn Lai), Application for Draft Plan of Subdivision to permit thirteen (13) single-detached dwellings on the north side of Lee Avenue between Noble Street and Brimley Road, File No. SU 14 244871," be received; and,
- 3) That the Record of the Public Meeting held on October 5, 2016 with respect to the proposed Draft Plan of Subdivision application, be received; and,
- 4) That the application by 2080552 Ontario Inc. (Alawn Lai) for a proposed Draft Plan of Subdivision (SU 14 244871), be referred back to staff for a report and a recommendation; and further,
- 5) 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 8:16 PM.

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