



Minutes
Development Services Public Meeting
September 6, 2016 - 7:00 PM
Council Chamber
Meeting No. 5

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Regional Councillor Jim Jones

Regional Councillor Joe Li

Regional Councillor Nirmala Armstrong

Councillor Alan Ho

Councillor Don Hamilton

Councillor Colin Campbell

Councillor Logan Kanapathi

Sally Campbell, Manager, East District

Stephen Corr, Planner II

Regan Hutcheson, Manager, Heritage Planning

Biju Karumanchery, Director of Planning and
Urban Design

Stacia Muradali, Senior Planner

Kitty Bavington, Council/Committee Coordinator

Regrets:

Mayor Frank Scarpitti

Deputy Mayor Jack Heath

Councillor Valerie Burke

Councillor Karen Rea

Councillor Amanda Collucci

Councillor Alex Chiu

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. MAIN AND MARKHAM INVESTMENTS LTD.
C/O DAVID JOHNSTON, ARCHITECT LTD.
ZONING BY-LAW AMENDMENT APPLICATION
TO PERMIT AN ADDITIONAL USE
8 MAIN STREET NORTH, MARKHAM VILLAGE
FILE NO. ZA 16 120186 (10.5)**
[Memo](#)

The Public Meeting this date was to consider an application submitted by Main and Markham Investments Ltd. for Zoning By-law amendment to add a new retail use (Cigar Store) in conjunction with a barber shop at 8 Main Street North (ZA 16 120186).

The Committee Clerk advised that 63 notices were mailed on August 17, 2016, and a Public Meeting sign was posted on August 17, 2016. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. David Johnston, Architect for the applicants, was in attendance to answer any questions.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) That the Development Services Committee report dated September 6, 2016, entitled "Preliminary Report, Zoning By-law Amendment, ZA 16 120186, 8 Main Street North, Markham Village, Main and Markham Ltd.", be received; and,
- 2) That the Record of the Public Meeting held on September 6, 2016, with respect to the proposed amendments to By-law 1229, as amended, be received; and,
- 3) That the application by Main and Markham Investments Ltd. to amend By-law 1229, as amended, be approved; and further,
- 4) That the proposed amendment to By-law 1229, as amended, be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
NEAMSBY INVESTMENTS INC.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
REZONING TO CREATE FUTURE DEVELOPMENT BLOCKS AND
TO PERMIT OFFICE AND RESIDENTIAL DEVELOPMENT ON THE
SOUTH SIDE OF 14TH AVENUE, BETWEEN MIDDLEFIELD ROAD
AND MARKHAM ROAD (5659 TO 5933 14TH AVENUE)
FILE NO: SU/ZA 16 130764 (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Neamsby Investments Inc. for Draft Plan of Subdivision and Rezoning to create future development blocks and to allow office and residential development on the south side of 14th Avenue, between Middlefield Road and Markham Road (5659 to 5933 14th Avenue) (SU/ZA 16 130764).

The Committee Clerk advised that 604 notices were mailed on August 17, 2016, and a Public Meeting sign was posted on August 16, 2016. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff provided an update on the provision of area schools and public art negotiations. Randy Pettigrew, representing the applicant, was in attendance to answer any questions.

Sam Orrico provided comments regarding the need for policies to ensure community centers, libraries, and affordable housing are provided. Mr. Orrico discussed assessment and fair process issues.

Gurjeet Dhillon, area resident, requested that the green space and trees at the south end be preserved and fenced as a walking path for the residents, as agreed to in the original proposal. The area is also a habitat for wildlife.

Staff identified the green space area and confirmed that the plans include development at this location. A Natural Heritage Evaluation has been submitted and is currently being reviewed by staff and the TRCA. Mr. Pettigrew advised that this site is not conducive to a safe public space and the applicant intends to provide plantings and replace fences along the property line in this area. Parklands have already been dedicated adjacent to the community centre for this development. It was suggested that parkettes be provided within the community. The Committee requested information on the programs and timeframe for completion of the large community park.

Discussions included the mix of product within the plan, parking, a second access road, and affordability. The applicant is trying to provide an affordable ground-based product that is popular with young families. It was suggested that eliminating the sidewalk on one side of the street may provide additional parking spaces. The traffic study is being reviewed, and the potential for another access road will be explored.

Mr. Pettigrew confirmed that the heritage house will be preserved on site. Staff will ensure the protection of the house is addressed.

Moved by: Councillor Logan Kanapathi
Seconded by: Regional Councillor Joe Li

- 1) That the written submission from Nadeem Qureshi, representing 14th and Markham Community Association regarding the applications by Neamsby Investments Inc., be received; and,
- 2) That the depositions by Sam Orrico and Gurjeet Dhillon, regarding the applications by Neamsby Investments Inc., be received; and,
- 3) That the Development Services Commission report dated June 20, 2016 and titled "PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Draft Plan of Subdivision and Rezoning to create future development blocks and to allow office and residential development on the south side of 14th Avenue, between Middlefield Road and Markham Road (5659 to 5933 14th Avenue), File Nos: SU/ZA 16 130764", be received; and,
- 4) THAT the record of the Public Meeting held on September 6th, 2016, with respect to the Draft Plan of Subdivision and Zoning By-law Amendment applications (SU/ZA 16 130764) submitted by Neamsby Investments Inc. to allow residential development and future office development at 5659 to 5933 14th Avenue, be received; and further,
- 5) THAT the Draft Plan of Subdivision and Zoning By-law Amendment applications (SU/ZA 16 130764) to allow residential development and future office development at 5659 to 5933 14th Avenue, be referred back to Staff for a report and recommendation.

CARRIED

**3. 2431988 ONTARIO LTD.
C/O LARKIN + LAND USE PLANNERS
DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT APPLICATIONS
FOR PROPOSED MIXED USE MULTI-STOREY
CONDOMINIUM APARTMENT BUILDINGS AND
STACKED TOWNHOUSES ON THE NORTH SIDE OF
HIGHWAY 7, WEST OF BUR OAK AVENUE
SU 16 159916, OP 16 159916 AND ZA 16 159916 (10.7, 10.3 & 10.5)**
[Memo](#)

The Public Meeting this date was to consider an application submitted by 2431988 Ontario Ltd. for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for proposed mixed use multi-storey condominium apartment buildings and stacked townhouses on the north side of Highway 7, west of Bur Oak Avenue (SU 16 159916, OP 16 159916 and ZA 16 159916).

The Committee Clerk advised that 94 notices were mailed on August 17, 2016, and a Public Meeting sign was posted on August 16, 2016. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff displayed a park plan for the area. Michael Larkin of Larkin Land Use Planners Inc., representing the applicant, gave a presentation to provide additional details. Mr. Larkin provided clarification of the stacked townhouse design, and explained the road construction timeframe.

Amber Stewart of Amber Stewart Law, representing the adjacent landowners to the east, identified their concerns regarding equitable park provisions, and reviewed the Parks Master Plan and Secondary Plan. The provision of a Place of Worship site also needs to be determined.

The Committee urged the Landowners Group to coordinate a resolution to the issues.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Don Hamilton

- 1) That the deputation by Amber Stewart of Amber Stewart Law, representing the adjacent land owner to the east, regarding applications by CP Capital Inc., be received; and,
- 2) That the record of the Public Meeting held on September 6, 2016, with respect to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for proposed mixed use mid rise and high rise buildings and stacked townhouses on the north side of Highway 7, west of Bur Oak Avenue, submitted by CP Capital Inc., Files SU 16 159916, OP 16 159916 and ZA 16 159916, be received; and,

- 3) That the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for proposed mixed use mid rise and high rise buildings and stacked townhouses on the north side of Highway 7, west of Bur Oak Avenue, submitted by CP Capital Inc., Files SU 16 159916, OP 16 159916 and ZA 16 159916, be referred back to staff for a report and recommendation; and further,
- 4) **That staff be requested to work with the Landowners Group to coordinate a resolution to outstanding issues.**

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:25 PM.

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