



**Minutes**  
**Development Services Public Meeting**  
**April 12, 2016 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 2**

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**All Members of Council**

**Development Services**

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

**Attendance**

Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Sabrina Bordone, Senior Planner  
Sally Campbell, Manager, East District  
Stephen Corr, Planner II  
Geoff Day, Senior Planner, Zoning and Special Projects  
Biju Karumanchery, Director of Planning and  
Urban Design  
Dave Miller, Manager, West District  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Mayor Frank Scarpitti  
Regional Councillor Nirmala Armstrong  
Councillor Amanda Collucci

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. PRELIMINARY REPORT  
CABOTO MEADOWS INC.  
APPLICATIONS FOR OFFICIAL PLAN  
AND ZONING BY-LAW AMENDMENT  
TO PERMIT TWO SINGLE-DETACHED DWELLINGS  
ON THE SOUTH SIDE OF CABOTO TRAIL  
EAST OF GLENBAR GARDENS  
FILES NOS. OP/ZA 15 163422 (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Caboto Meadows Inc. for Official Plan and Zoning By-law Amendment to permit two single-detached dwellings on the south side of Caboto Trail, east of Glenbar Gardens (OP/ZA 15 163422).

The Committee Clerk advised that 95 notices were mailed on March 23, 2016, and a Public Meeting sign was posted on March 22, 2016. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Andrew Walker of Gagnon and Law, representing the applicant, was in attendance to answer any questions.

The Committee expressed concern regarding the visual affects of the drainage pipe at this location and requested that the landscape plan for the proposal address this issue. The concerns identified in the written submission by the adjacent property owner, were acknowledged.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the written submission from Irfan S. Dar, regarding the applications by Caboto Meadows Inc. on the south side of Caboto Trail, east of Glenbar Gardens, be received; and,
- 2) That the Development Services Commission report dated March 7, 2016, entitled "Preliminary Report, Caboto Meadows Inc., Applications for Official Plan and Zoning By-law Amendment to permit two single-detached dwellings on the south side of Caboto Trail, east of Glenbar Gardens, File Nos. OP/ZA 15 163422," be received; and,
- 3) That the Record of the Public Meeting held on April 12, 2016 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,

- 4) That the applications by Caboto Meadows Inc. for a proposed Official Plan and Zoning By-law Amendment (OP/ZA 15 163422), be approved and the draft implementing Official Plan and Zoning By-law Amendments be finalized and 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  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
BY MARKHAM WOODMILLS DEVELOPMENT INC.  
NORTHWEST CORNER OF ELGIN MILLS ROAD AND  
HIGHWAY 404 - CATHEDRAL SECONDARY PLAN AREA  
FILE NO: ZA 15 138017 (10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Markham Woodmills Development Inc. for Official Plan and Zoning By-law Amendment at Northwest corner of Elgin Mills Road and Highway 404 - Cathedral Secondary Plan (ZA 15 138017).

The Committee Clerk advised that 85 notices were mailed on March 23, 2016, and a Public Meeting sign was posted on March 22, 2016. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Todd Pierce of SmartREIT, representing the applicant, gave a presentation to provide additional details and elevation drawings. The buildings are proposed to be three storeys in height.

The Committee discussed entrance points with respect to emergency access. The adjacent draft plan of subdivision was reviewed, and Mr. Pierce agreed to work with the City in regard to the road network. A traffic study has been submitted, but will be updated due to the realignment of the 404 ramp extension. A concern was noted for the potential impacts of infiltration traffic from the employment lands through the future residential development; however, the road network has yet to be finalized.

Staff explained the applicant's appeal to the OMB regarding the Greenway System Policies. It was suggested that the paved areas in the concept plan be replaced with underground parking to preserve the greenspace. Issues relating to lighting and electronic signs were noted. Staff will report on the issues discussed when this application comes back to the Committee.

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

Moved by: Councillor Alan Ho  
Seconded by: Councillor Logan Kanapathi

- 1) That the written submission from Andrew Walker of Gagnon and Law, representing 1659139 Ontario Inc., regarding the applications by Markham Woodmills Development Inc., Northwest corner of Elgin Mills Road and Highway 404, be received; and,
- 2) That the Development Services Commission report dated March 7, 2016, titled “Application for Zoning By-law Amendment by Markham Woodmills Development Inc., Northwest corner of Elgin Mills Road and Highway 404 - Cathedral Secondary Plan area, File No: ZA 15138017”, be received; and,
- 3) That the Record of the Public Meeting held on April 12, 2016, with respect to the application by Markham Woodmills Development Inc for Zoning By-law Amendment, be received; and further,
- 4) That the application by Markham Woodmills Development Inc to amend By-law’s 304-87 and 177-96, as amended, to permit the future development of the lands for a mix of office, commercial and accessory retail uses, be referred back to staff for a final report and recommendation.

CARRIED

**3. PRELIMINARY REPORT  
CORRADO GAZZE HOLDINGS LIMITED  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS  
FOR A PROPOSED SIX-STOREY 117 UNIT CONDOMINIUM  
APARTMENT BUILDING AT 9700 9<sup>TH</sup> LINE  
FILES OP 16 124169 AND ZA 14 124169 (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Corrado Gazze Holdings Limited for Official Plan and Zoning By-law Amendment to permit a proposed six storey 117 unit condominium apartment building at 9700 9<sup>th</sup> Line (OP 16 124169 and ZA 14 124169).

The Committee Clerk advised that 97 notices were mailed on March 23, 2016, and a Public Meeting sign was posted on March 22, 2016. Twenty-nine written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Heritage Markham Committee has no objection to the demolition of the existing dwelling on the site. A community information meeting had been held by the Ward Councillor on April 6, 2016, and several concerns were identified by residents at that meeting relating to the height and density of the proposed building.

Charles Sutherland, representing the applicant, gave a presentation to provide additional details on the affordable housing ownership project. The applicant's Planning Consultant, Velta Mussellam, and the Architect were also in attendance to provide information regarding Official Plan policies, density provisions and to present a conceptual site plan and elevations. The mechanical penthouse is shown as three metres in height on the roof of the proposed 6-story building and the applicant confirmed that efforts will be made to reduce this height of the mechanical space. The unit sizes will range from 400 ft<sup>2</sup> to over 1,000 ft<sup>2</sup>. The distance of the proposed building from the Donald Cousens Parkway, the existing homes to the west and other structures was reviewed and a shadow study was presented to show that the proposal will result in no shadowing impacts on neighbouring properties.

The Committee discussed the parking deficiency of approximately 29 parking spaces and potential shared parking with the adjacent church; affordable housing issues; condo fees; utility costs and energy efficiencies; balconies; accessibility; nearby parks and the recreational program at the church available to the residents; proximity to transit and the advantage of proximity to the Rouge National Urban Park.

Nina Saini spoke in opposition to the proposal with respect to the shortage of parking spaces, parkland, and schools, traffic, road safety and the proposed height of the building that will impact their view.

Pankaj Saini spoke in opposition to the proposal due to the shortage of schools, parks, and parking, and the proposed height. Mr. Saini supported the density and greenspace policies of the 2014 OP.

Binu Varghese spoke in opposition to the proposal with respect to the impact on his property values and the neighbourhood.

Roy George spoke in opposition to the proposal with respect to the impact on his property values, and questioned if the building would actually provide affordable housing given the value of nearby comparable housing units on Markham Road.

Billy Tung of KLM Planning Partners Inc., represents Humboldt Greensborough Valley Developments Limited, adjacent owners to the north. Mr. Tung referred to townhouse applications for their property and expressed concern for the traffic impacts onto the cul-de-sac at Castlemore in the event that the proposed development did have a driveway access onto the same cul-de-sac; although it was acknowledged that this is not currently part of the proposal.

Stephen Smith spoke in opposition with respect to the proposed building height, traffic congestion, lack of parkland on site, and questioned the affordability of the units.

The Committee clarified that the subject proposal would only have access to 9<sup>th</sup> Line, and would not use the cul-de-sac. Staff confirmed that Donald Cousens Parkway will be widened to four lanes in the Region's Transportation Masterplan and that a signal at the Castlemore intersection in future is therefore likely. It was also noted that the School Boards are responsible for the provision of schools. The need for affordable housing was acknowledged and Committee members expressed an interest in understanding more details about the affordability component.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alex Chiu

- 1) That the written submissions from Chi-tak Poon, Tharmalingam Bhaheerathan and Nirththany Bhaheerathan, Camelia Kwok, Dennis Boyce and Family, George Siu, George and May Paraskevagos, Lina and Giancarlo Schirripa, Stephen and Jenny Smith, Reena and Roy George, Elizabeth Mathew and Jaison Joseph, Binu Varghese and Mercy Philip, Paula J. Tenuta, BILD, Adel Yani and Amany Kamal, Patrick Castillo, Xuekun Hu, Elizabeth and Reza Kiarash, M. Hussain, Andrew Moonilal, Nina Saini and Narinder Saini, Billy Tung, (on behalf of Humboldt Greensborough Valley Development Limited) KLM Planning Partners Inc., Manjit Parmar, Pankaj Saini, John and Mary De Dominicis, Narinder Saini, Sosamma :and Alex George, Azza, Ragale, Bill Karpouzis, Yama Niazi, regarding the applications by Corrado Gazze Holdings Ltd., for 9700 9<sup>th</sup> Line, be received; and,
- 2) That the deputations by Nina Saini, Pankaj Saini, Binu Varghese, Roy George, Stephen Smith, and Billy Tung of KLM Planning Partners Inc., representing Humboldt Greensborough Valley Developments Limited, regarding the applications by Corrado Gazze Holdings Ltd., for 9700 9<sup>th</sup> Line, be received; and,
- 3) That the record of the Public Meeting held on April 12, 2016, with respect to the proposed Official Plan and Zoning By-law Amendment applications for 9700 9<sup>th</sup> Line, submitted by Corrado Gazze Holdings Ltd., Files OP 16 124169 and ZA 16 124169, be received; and,
- 4) That the proposed amendments to the In-force Official Plan (revised 1987), as amended, and Zoning By-laws 304-87 and 177-96, as amended, submitted by Corrado Gazze Holdings Ltd., be referred back to staff for a report and recommendation.

CARRIED

## ADJOURNMENT

The Development Services Public Meeting adjourned at 10:15 PM.

<b>Alternate formats for this document are available upon request.</b>
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Development Services Public Meeting

April 12, 2016

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