



Minutes
Development Services Public Meeting
February 23, 2016 - 7:00 PM
Council Chamber
Meeting No. 1

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti	Ron Blake, Senior Development Manager
Deputy Mayor Jack Heath	Sally Campbell, Manager, East District
Regional Councillor Jim Jones	Stephen Corr, Planner II
Regional Councillor Joe Li	Dave Miller, Manager, West District
Regional Councillor Nirmala Armstrong	Gary Sellars, Senior Planner
Councillor Valerie Burke	Kitty Bavington, Council/Committee Coordinator
Councillor Alan Ho	
Councillor Don Hamilton	
Councillor Karen Rea	
Councillor Colin Campbell	
Councillor Amanda Collucci	
Councillor Logan Kanapathi	
Councillor Alex Chiu	

The Development Services Public Meeting convened at 7:04 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest – None Declared

**1. PRELIMINARY REPORT
1307306 ONTARIO LTD. & 1307307 ONTARIO LTD.
(WHITTAMORE'S FARM)
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO ALLOW FOR THE FUTURE SEVERANCE OF
THREE RESIDENTIAL DWELLINGS ON PORTIONS OF THE
SUBJECT LANDS, MUNICIPALLY KNOWN AS 7150, 7186 AND
7200 11TH CONCESSION
FILES ZA 15-152217 & OP 15-152217 (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 1307306 Ontario Ltd. and 1307307 Ontario Ltd. (Whittamore's Farm) for Zoning By-law and Official Plan Amendment to permit the future severance of three existing residential dwellings on portions of the lands municipally known as 7150, 7186 and 7200 11th Concession Road (ZA 15-152217 & OP 15-152217).

The Committee Clerk advised that 18 notices were mailed on February 3, 2016, and three Public Meeting signs were posted on February 1, 2016. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff reviewed the Provincial Policy Statement regarding severances on agricultural lands and the unique circumstances of this proposal to sever existing dwellings.

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

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Colin Campbell

- 1) That the record of the Public Meeting held on February 23, 2016, with respect to the proposed Official Plan and Zoning By-law Amendment applications for 7150, 7186 and 7200 11th Concession Road, submitted by 1307306 & 1307307 Ontario Ltd. (Whittamore's Farm), Files OP 15 152217 and ZA 15 152217, be received; and,
- 2) That the Official Plan Amendment application (File OP 15 152217) submitted by 1307306 & 1307307 Ontario Ltd. (Whittamore's Farm) to amend the In-force City of Markham Official Plan (revised 1987), as amended to permit the future severance of three existing residential dwellings on portions of the subject lands, be approved; and,
- 3) That the Zoning By-law Amendment application (File ZA 15 152217) submitted by 1307306 & 1307307 Ontario Ltd. (Whittamore's Farm) to amend Zoning By-law 304-87, as amended, and rezone portions of the subject lands from Agricultural One (A1) to a Rural Residential Zone, be approved; and further,

- 4) That the Official Plan amendment to the In-force Official Plan (Revised 1987), as amended, be adopted and forwarded to York Region for approval.

CARRIED

**2. REQUEST TO CALL A PUBLIC MEETING
TIMES GROUP CORPORATION
SOUTH OF HIGHWAY 7, EAST OF BAYVIEW AVENUE
BLOCK 45 AND PART OF BLOCK 49, PLAN 65M-3226
AND BLOCK 3, PLAN 65M-3575
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A RESIDENTIAL DEVELOPMENT
AND AN OFFICE BUILDING
FILE NO.: OP 13 131100 AND ZA 14 131100 (10.3, 10.5)
[Memo Preliminary Report](#)**

The Public Meeting this date was to consider an application submitted by Times Group Corporation for Official Plan and Zoning By-law Amendments to permit a residential development and an office building, South of Highway 7, East of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575 (OP 13 131100 and ZA 14 131100).

The Committee Clerk advised that 2170 notices were mailed on February 3, 2016, and eight Public Meeting signs were posted on February 2, 2016. Fourteen written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Lincoln Lo of Malone Given Parsons Ltd., representing the applicant, gave a presentation to provide additional details and elevation drawings. Richard Pernicki, Transportation Consultant for the applicant was also in attendance.

Alberta Liu spoke in opposition to the proposal by Times Group Corporation with respect to the proposed 25 storey building height and traffic congestion.

Laren Burneman spoke in opposition to the proposal by Times Group Corporation with respect to traffic congestion and the impact of construction on adjacent building foundations, and requested that daycare use be added to the potential school.

Frederick Woo spoke in general support of the proposal by Times Group Corporation, with concerns for the height of the four towers, overcrowding of the community, loss of natural light, and traffic congestion. Mr. Woo suggested a model be created for clarity, and presented a petition in opposition with 85 signatures.

Paul Ku spoke in opposition to the proposal by Times Group Corporation with respect to the height of the four towers, safety issues, impacts from traffic, noise, shadowing, wind tunnels, construction, parking, access for emergency vehicles, and provision of parklands. Mr. Ku requested to review the traffic and noise studies.

Kenneth Wong spoke in opposition to the proposal by Times Group Corporation with respect to the impacts on the neighbourhood and enjoyment of their homes.

Yong Gang Chi spoke in opposition to the proposal by Times Group Corporation with respect to traffic congestion.

Lynn Gionete spoke in opposition to the proposal by Times Group Corporation with respect to the impacts to the neighbourhood, the benefits of live/work and the loss of jobs by converting the Business Park to residential use.

Bernd Loeke spoke in opposition to the proposal by Times Group Corporation with respect to the height of the four towers and suggested lowering the height of the building adjacent to the existing condominium building. Mr. Loeke also had concerns for traffic and construction traffic congestion, and loss of sunlight.

Lloyd Helferty spoke in opposition to the proposal by Times Group Corporation with respect to the building heights and suggested adding architectural flair and recreational and library facilities to enhance the community.

Rose Anonuevo, Fasken Martineau LLP, spoke in opposition to the proposal by Times Group Corporation with respect to the height of the four towers, the impacts on the community, traffic congestion, and loss of sunlight. Ms. Anonuevo suggested the height be restricted to 12 stories, similar to other buildings along Highway 7.

Richard Pernicki, Transportation Consultant, responded to questions, advising that residential uses generate less traffic, and providing peak hour traffic estimates. Discussions included increased Viva ridership and reduced parking standards to encourage the use of public transit.

The Committee discussed parking provisions, parklands, conversion of employment uses to residential uses and the status of the Official Plan amendment with York Region, appropriate building heights to fit into the community, possibly lowering the height of the easterly building, traffic control measures, York Region growth projections, Transport Canada / Buttonville height restrictions, disposition of the school site if the School Board does not need it, expansion of the parkette along South Park Road, providing community facilities within one of the buildings, and that the proposed area unit count would be similar to the Town Centre Boulevard area. With respect to pre-construction inspections of adjacent buildings, staff advised that this would be included in the construction plan.

It was suggested that a model would be helpful to visualize the development, and that the Ward Councillor may wish to hold a further community meeting.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Lilian Hung, Cathy Liu, Amenda Chiu, Samuel Fong, Fanny Wong, Elaine Cheung, Kok-choy Leung, Dorothy Lee, Aubrey L & Kenny N, Olivia To, Mark Lim, Asa Jairam, Eva Wong, and the petition with 85 signatures presented by Frederick Woo, regarding the proposal by Times Group Corporation, South of Highway 7, east of Bayview Avenue, File No.'s: OP 13 131100 and ZA 14 131100 be received; and,
- 2) That the depositions by Alberta Liu, Laren Burneman, Frederick Woo, Paul Ku, Kenneth Wong, Yong Gang Chi, Lynn Gionete, Bernd Loeke, Lloyd Helferty, and Rose Anonuevo, Fasken Martineau LLP, regarding the proposal by Times Group Corporation, South of Highway 7, east of Bayview Avenue, File No.'s: OP 13 131100 and ZA 14 131100 be received; and,
- 3) That the Staff memorandum dated January 25, 2016 entitled "Request to call a Public Meeting, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment applications to permit a residential development and an office building, File No.'s: OP 13 131100 and ZA 14 131100" be received; and,
- 4) That the Staff report dated February 23, 2016 entitled "PRELIMINARY REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment applications to permit a residential development and an office building, File No.'s: OP 13 131100 and ZA 14 131100" be received; and,
- 5) That the Record of the Public Meeting held on February 23, 2016, with respect to the Official Plan and Zoning By-law Amendment applications, as they relate to the proposed development on Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, be received; and further,
- 6) That the applications by Times Group Corporation, to amend the Official Plan and Zoning By-law 177-96, as amended, as they relate to the proposed development on Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575 be referred back to staff for a report evaluating the proposal and a recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:50 PM.

Alternate formats for this document are available upon request.
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