



Minutes
Development Services Public Meeting
November 16, 2015 - 7:00 PM
Council Chamber
Meeting No. 14

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Ron Blake, Acting Senior Development Manager
Sally Campbell, Acting Manager, East District
Geoff Day, Senior Planner, Zoning & Special Projects
Scott Heaslip, Senior Project Coordinator
Dave Miller, Manager, West District
Stacia Muradali, Senior Planner
Gary Sellars, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Jim Jones
Councillor Valerie Burke

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.
ZONING BY-LAW AMENDMENT APPLICATION TO
PERMIT A TOWNHOUSE DEVELOPMENT
AT 7350 & 7360 MARKHAM ROAD
FILE NO: ZA 15 156659 (10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Markham (7350 Highway 48) Holdings Inc. for Zoning By-law Amendment application to permit a townhouse development at 7350 & 7360 Markham Road (ZA 15 156659).

The Committee Clerk advised that 631 notices were mailed on October 27, 2015, and a Public Meeting sign was posted on October 22, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The applicant's architect from RN Design gave a presentation to provide additional details of the proposal. Ben Quan, also representing the applicant, explained the provision of visitor parking spaces. The applicant was also in attendance to respond to questions.

The Committee discussed the appropriate density for this area, and development on surrounding properties. The potential access onto Markham Road is being reviewed by the Region. Discussions included the one- and two-car garages, balconies, and amenity space on the roof. Parks are not provided within this development, but there are local parks nearby and this aspect will be addressed in the site plan.

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

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Amanda Collucci

- 1) That the Development Services Commission report dated October 19th, 2015 and titled "Preliminary Report, Markham (7350 Highway 48) Holdings Inc., Zoning By-law Amendment application to permit a townhouse development at 7350 & 7360 Markham Road, File No. ZA 15 156659", be received; and,
- 2) That the record of the Public Meeting held on November 16th, 2015, with respect to the Zoning By-law Amendment application (ZA 15 156659) submitted by Markham (7350 Highway 48) Holdings Inc., to permit a townhouse development at 7350 & 7360 Markham Road, be received; and further,
- 3) That the Zoning By-law Amendment application (ZA 15 156659) submitted by Markham (7350 Highway 48) Holdings Inc. to permit a townhouse development at 7350 & 7360 Markham Road, be referred back to Staff for a report and recommendation.

CARRIED

**2. PRELIMINARY REPORT
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT, SUBMITTED BY
LIVANTE HOLDINGS, 2271850 ONTARIO LTD., AND VETMAR LTD.,
ON THE LANDS KNOWN MUNICIPALLY AS
10978, 10988, 11030 WOODBINE AVENUE
FILE NO. SU/ZA 15 129978 (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Livante Holdings, 2271850 Ontario Ltd. and Vetmar Ltd for Draft Plan of Subdivision and Zoning By-law Amendment at 10978, 10988, 11030 Woodbine Avenue (SU/ZA 15 129978).

The Committee Clerk advised that 213 notices were mailed on October 27, 2015, and four Public Meeting signs were posted on October 27, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Maria Gatzios and an associate, of Gatzios Planning & Development Consultants Inc., representing the applicant, gave a presentation to provide additional details of the proposal.

The Committee discussed potential developments to the north, the potential connection of Livante Court to the Woodbine By-pass, preserving Blocks 14 and 15 as public parks, parkland dedication, development of the school site, and grading deposits. Staff confirmed that fencing could be addressed with the applicant.

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

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the written submissions from Vicky Chan and Derrick Tam, Daniel Steiner of Davies Howe Partners, and Bing Qian and Xia Zhang regarding the applications by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., be received; and,
- 2) That the Development Services Commission report dated September 8, 2015, titled "Preliminary Report Applications for Draft Plan of Subdivision and Zoning By-law Amendment, submitted by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., on the lands known municipally as 10978, 10988, and 11030 Woodbine Avenue, File No. SU/ZA 15 129978", be received; and,
- 3) That the Record of the Public Meeting held on November 16, 2015, with respect to the applications by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,

- 4) That the applications by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., for Draft Plan of Subdivision approval and Zoning By-law Amendment to remove the lands municipally known as 10978, 10988, and 11030 Woodbine Avenue from By-law 304-87, as amended, and incorporate them into By-law 177-96, as amended, to permit 23 single detached dwellings and a park block, be referred back to staff for a final report and recommendation.

CARRIED

**3. PRELIMINARY REPORT
1659139 ONTARIO INC. (HBNG HOLBORN GROUP)
BLOCKS 299, 300 AND 301, PLAN 65M-4026
NORTH OF ELGIN MILLS ROAD
WEST OF WOODBINE AVENUE BY-PASS
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS, AND
DRAFT PLAN OF SUBDIVISION APPROVAL
FILE NO.'S: OP 13 116651 AND ZA/SU 15 116651 (10.3, 10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 1659139 Ontario Inc. (HBNG Holborn Group) for Official Plan and Zoning By-law Amendments, and Draft Plan of Subdivision for Blocks 299, 300 and 301, Plan 65M-4026 North of Elgin Mills Road, West of Woodbine Avenue By-Pass (OP 13 116651 and ZA/SU 15 116651).

The Committee Clerk advised that 202 notices were mailed on October 27, 2015, and a Public Meeting sign was posted on October 26, 2015. Twenty eight written submissions were 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, gave a presentation to provide additional details of the proposal.

The Committee discussed the regional approval process, the provision of schools, a second access point onto Woodbine Avenue north of the stormwater management pond, and the woodlot buffer. The central park block would be conveyed to the City in exchange for the lands adjacent to Woodbine By-Pass, and parkland dedication for this development would be provided by cash-in-lieu. The Ward Councillor did not support the proposed lane-based townhouses product.

Staff confirmed that the concerns of the residents will be resolved to the extent possible.

Cathie Jeffery, area resident, spoke in support of protecting the pathway and open space blocks. Ms. Jeffery described the extensive work and expense that has gone into pathway, and objected to the sale of the open blocks adjacent to Woodbine By-Pass.

Moved by: Councillor Alan Ho

Seconded by: Councillor Colin Campbell

- 1) That the written submissions from Justin Wong, Winnie Hung, Michelle Xu, Chung Yee Fong, James Tong, King Cheng, Nat Lam, Maggie Wu, Jack Chow, Ronghui Liu, Jemmie Lo, Joe Kim, Lambert Cheng, Kalaichevi Nanthakumar, Benjamin Chan, Lucy, Cindy Lui, Rosette Yip, Ji Yun Dai, Karin Ho, Joey Nardi, Julie Nardi, Annie Yamauchi, Bing Qian and Xia Zhang, Matt and Belinda Kea, Matt Kea, Janet Fung, and Ho Yue Wai and Wong Lai Wah Marie, regarding the applications by 1659139 Ontario Inc. (HBNG Holborn Group), be received; and,
- 2) That the deputation by Cathie Jeffery regarding the applications by 1659139 Ontario Inc. (HBNG Holborn Group), be received; and,
- 3) That the Development Services Commission report dated October 19, 2015, entitled, "PRELIMINARY REPORT, 1659139 Ontario Inc. (HBNG Holborn Group), Blocks 299, 300 and 301, Plan 65M-4026, North of Elgin Mills Road, west of Woodbine Avenue By-Pass, Applications for Official Plan and Zoning By-law Amendments, and Draft Plan of Subdivision Approval, File No.'s: OP 13 116651 and ZA/SU 15 116651", be received; and,
- 4) That the Record of the Public Meeting held on November 16, 2015 with respect to the applications by 1659139 Ontario Ltd. (HBNG Holborn Group) for Official Plan and Zoning By-law Amendments, and Draft Plan of Subdivision Approval, be received; and further,
- 5) And that staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**4. PRELIMINARY REPORT
SCARDRED 7 COMPANY LIMITED
3940 HIGHWAY 7 (NORTH SIDE, WEST OF VILLAGE PARKWAY)
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS TO PERMIT
A TOWNHOUSE DEVELOPMENT
FILE NOS.: OP/ZA 15 128977 (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Scardred 7 Company Limited for Official Plan and Zoning By-law Amendments to permit a townhouse development at 3940 Highway 7 (North side, West of Village Parkway) (OP/ZA 15 128977).

The Committee Clerk advised that 678 notices were mailed on October 27, 2015, and a Public Meeting sign was posted on October 22, 2015. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Chris Perieira of M. Behar Planning & Design Inc. representing the applicant, gave a presentation to provide additional details of the proposal, and noted the nearby development that has recently down-zoned in response to the current market, similar to this proposal.

The Committee noted the position of the Region and the City to support higher density that reflects the intensification and transit supportive objectives of the Regional Official Plan.

Ken Wightman, owner of property backing onto the subject property, referred to the vote by the Unionville Ratepayers Association regarding down-zoning, and noted his concerns regarding traffic congestion and suggested a right-hand turn would be helpful at the Highway 7 intersection.

David McBeth, area resident, spoke in support of a maximum six-storey building height from a visual perspective, and to minimize an increase in traffic congestion. Mr. McBeth also spoke of the high and low rise buildings with respect to wind effects.

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

- 1) That the written submission from Peter Miasek, representing the Unionville Ratepayers Association regarding applications by Scardred 7 Company Limited, 3940 Highway 7, be received; and,
- 2) That the deputations by Ken Wightman and David McBeth regarding applications by Scardred 7 Company Limited, 3940 Highway 7, be received; and,

- 3) That the staff report dated September 22, 2015 titled “PRELIMINARY REPORT, Scardred 7 Company Limited, 3940 Highway 7 (north side, west of Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development, File Nos.: OP/ZA 15 128977” be received; and,
- 4) That the record of the Public Meeting held on November 16, 2015 with respect to the applications, be received; and,
- 5) That the applications be referred back to staff for a report; and further,
- 6) 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 9:30 PM.

Alternate formats for this document are available upon request.
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