



**Minutes**  
**Development Services Public Meeting**  
**October 20, 2015 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 12**

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**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 Jim Jones  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
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  
Rick Cefaratti, Planner II  
Stephen Corr, Planner II  
Biju Karumanchery, Director of Planning and  
Urban Design  
Stacia Muradali, Senior Planner  
Marion Plaunt, Manager, Intensification and Secondary  
Plans  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Regional Councillor Joe Li  
Councillor Alan Ho

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  
CORNELL ROUGE DEVELOPMENT CORPORATION  
& AURIGA DEVELOPMENTS INC.  
OFFICIAL PLAN AMENDMENT APPLICATION  
TO PERMIT RESIDENTIAL USES, IN ADDITION TO  
OFFICE EMPLOYMENT AND RETAIL USES, WITHIN A  
PROPOSED MIXED-USE BUILDING AT THE  
NORTHWEST CORNER OF HIGHWAY 7 EAST  
AND DONALD COUSENS PARKWAY  
FILES OP 13 128934 & OP 13 137282 (10.3)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Cornell Rouge Development Corporation & Auriga Developments Inc. for Official Plan Amendment to permit residential uses in addition to office employment and retail uses within a proposed mixed use building at the Northwest corner of Highway 7 East and Donald Cousens Parkway (Files: OP 13 128934 & OP 13 137282).

The Committee Clerk advised that 199 notices were mailed on September 30, 2015, and a Public Meeting sign was posted on September 15, 2015. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Jim Kennedy of KLM Planning Partners Inc., representing the applicant, was in attendance to answer questions.

The Committee questioned the integration of the future gateway feature for the Rouge National Urban Park. Staff advised that the zoning and site plan processes would address the gateway. Intensification opportunities and employment land conversion issues relating to this property, were discussed.

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

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the written submissions from Tom Cornett and Daniel Wong regarding applications by Cornell Rouge Development Corporation and Auriga Developments Inc., Files OP 13 128934 and OP 13 137282, be received; and,
- 2) That the record of the Public Meeting held on October 20, 2015, with respect to the proposed Official Plan Amendment applications for the lands located at the northwest corner of Highway 7 East and Donald Cousens Parkway, submitted by Cornell Rouge Development Corporation and Auriga Developments Inc., Files OP 13 128934 and OP 13 137282, be received; and,

- 3) That the Official Plan Amendment applications (Files OP 13 128934 and OP 13 137282) submitted by Cornell Rouge Development Corporation and Auriga Developments Inc. to amend the In-force City of Markham Official Plan (revised 1987), as amended and Cornell Secondary Plan (2008), as amended, to permit residential uses in addition to the permitted office and ancillary retail uses within the “Business Park-Area – Avenue 7 Corridor” designation for the lands located at the northwest corner of Highway 7 East and Donald Cousens Parkway, be approved; and,
- 4) That the Official Plan Amendment applications (Files OP 13 128934 and OP 13 137282) submitted by Cornell Rouge Development Corporation and Auriga Developments Inc. to amend the 2014 Official Plan (not yet in force), as amended, to permit residential uses in addition to the permitted office and ancillary retail uses within the “Business Park Office Employment Priority Employment” designation for the lands located at the northwest corner of Highway 7 East and Donald Cousens Parkway, be approved; and,
- 5) That the Official Plan amendment to the In-force Official Plan (Revised 1987), as amended and Cornell Secondary Plan (2008), as amended, be adopted and forwarded to York Region for approval; and further,
- 6) That the Official Plan amendment to the 2014 Official Plan (not yet in force), as amended, be adopted and forwarded to York Region for approval.

CARRIED

**2. YANLI ZHANG  
ZONING BY-LAW AMENDMENT APPLICATION TO  
PERMIT TWO SINGLE DETACHED RESIDENTIAL LOTS  
AT 344 STEELES AVENUE EAST  
FILE NO: ZA 14 117680 (10.5)**

[Memo](#)

The Public Meeting this date was to consider an application submitted by Yanli Zhang for Zoning By-law Amendment application to permit two single detached residential lots at 344 Steeles Avenue East (File: 14 117680).

The Committee Clerk advised that 201 notices were mailed on September 30, 2015, and a Public Meeting sign was posted on September 25, 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 has been advised of the Committee’s suggestion that townhouses may be appropriate at this location; however, the applicant has chosen to proceed with the current proposal. The Committee also noted preservation of the mature trees on the property.

In response to inquiries from members of council regarding the feasibility of developing the site with townhouses the applicant indicated the proposed severance is to construct two houses for family use.

Allan Wu, applicant, was in attendance to provide additional details, and confirmed that he intends to preserve the mature trees wherever possible.

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

Moved by: Councillor Valerie Burke

Seconded by: Councillor Amanda Collucci

- 1) That the report titled “Preliminary Report, Yanli Zhang, Zoning By-law Amendment to permit the development of two (2) single detached dwellings at 344 Steeles Avenue East, File No. ZA 14 117680,” dated September 22, 2015, be received; and,
- 2) That the Record of the Public Meeting held on October 20, 2015, with respect to the proposed Zoning By-law Amendment, be received; and further,
- 3) That the application by Yanli Zhang, to permit the development of two (2) single detached dwellings at 344 Steeles Avenue East, File: ZA 14 117680, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**3. PRELIMINARY REPORT  
TERRA GOLD (MCCOWAN) PROPERTIES INC.  
AND TERRA GOLD (WALLASEY) PROPERTIES INC.  
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND  
ZONING BY-LAW TO ALLOW A TOWNHOUSE DEVELOPMENT  
AT 9329 & 9365 MCCOWAN RD AND  
5286 16<sup>TH</sup> AVE (NE MCCOWAN RD AND 16<sup>TH</sup> AVE)  
FILE NOS: OP/ZA 15 110451 (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc. for Official Plan and Zoning By-law Amendments to allow a townhouse development at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue (File #: OP/ZA 15 110451).

The Committee Clerk advised that 712 notices were mailed on September 30, 2015, and a Public Meeting sign was posted on September 28, 2015. Seven written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Rosemary Humphries of Humphries Planning, representing the applicant, gave a presentation to provide additional details of the proposal and to address concerns identified in correspondence relating to the tree row, shading, traffic issues, and recovery costs. The applicant's legal and traffic consultants were also in attendance.

In response to questions, the Committee was advised of the provision of parkland; the location of the pathway from West Bay Drive; integration with the adjacent pumping station; townhomes backing onto the residential section; that traffic signals are not warranted at the intersection on McCowan Road even if West Bay Drive is extended, and that the access onto 16<sup>th</sup> Avenue may be reconsidered.

Sylvia Hall, resident west of McCowan Road, spoke of the community meeting held without including residents west of McCowan Road, and spoke in opposition to the proposal with respect to the density and impacts of increased traffic if the intersection at McCowan Road is signalized, as well as potential parking issues relating to the new church to the north.

The applicant's traffic consultant advised that the traffic impact study concludes traffic signals on McCowan are not warranted. The Committee noted that the road network had been intended to extend West Bay Drive. The Committee questioned the impact of the proposal on the access of the existing church onto 16<sup>th</sup> Avenue, and the disposition of the land adjacent to the proposed right-in-right-out on 16<sup>th</sup> Avenue.

Councillor Amanda Collucci requested to be kept informed on this application.

Moved by: Councillor Karen Rea

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Bonita Kwok, Jason Kong, Steve Siu, Sal Crimi, Xuenan Liu, Tanya Roman representing the Wismer Commons Developers Group, and Alfredw, regarding applications by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc., for 9329 and 9365 McCowan Road and 5286 16<sup>th</sup> Avenue; be received; and,
- 2) That the deputation by Sylvia Hall regarding applications by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc., for 9329 and 9365 McCowan Road and 5286 16<sup>th</sup> Avenue; be received; and
- 3) That the Development Services Commission report dated June 16<sup>th</sup>, 2015 and titled "PRELIMINARY REPORT, Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc., Applications to amend the Official Plan and Zoning By-law to allow a townhouse development at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue (NE McCowan Rd and 16<sup>th</sup> Ave), File Nos: OP/ZA 15 110451", be received; and,
- 4) That the record of the Public Meeting held on October 20<sup>th</sup>, 2015, with respect to the Official Plan and Zoning By-law Amendment applications (OP/ZA 15 110451) submitted by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc. to allow a townhouse development at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be received; and further,

- 5) That the Official Plan and Zoning By-law Amendment applications (OP/ZA 15 11045) submitted by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc. to allow a townhouse development at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be referred back to Staff for a report and recommendation.

CARRIED

#### **4. DRAFT OFFICIAL PLAN POLICY FRAMEWORK FOR CORNELL CENTRE (10.3)** [Report](#)

The Public Meeting this date was to consider the Draft Official Plan Policy Framework for Cornell Centre (File # OP 15 155158).

The Committee Clerk advised that 1305 notices were mailed on September 30, 2015, and that notice was published in the Markham Economist and Sun, Markham Page on October 8, 2015 and October 15, 2015. Eight written submissions were received regarding this proposal.

Staff gave a detailed presentation regarding the proposal to update the Official Plan policies for Cornell Centre. Staff responded to questions regarding the significant wetlands area and providing a wildlife corridor for a nearby proposed road.

Raivo Uukkivi of Cassels Brock & Blackwell, representing Valleyview Gardens on Reesor Road, spoke in general support of the plan and discussed the road network with respect to avoiding intersecting their property.

Bob Webb, representing the Cornell Landowner's Group, noted the cost sharing agreement. Mr. Webb advised that the Group has been working cooperatively with the City and that most members are in general support of the plan.

Niomie Massey, representing 605918 Ontario Limited, landowners adjacent to the proposed Regional Transit Terminal and the hospital, requested a designation to permit higher density on the subject site, as well as flexibility to allow for a variety of building types throughout the area.

Richard Hahn of MMM Group Limited, representing 2334266 Ontario Inc., referred to the written submission and advised that he will continue to work with staff.

Khurram Shroff, also representing 2334266 Ontario Inc., provided some background on his property of interest, as noted by Mr. Hahn.

Robert Dragicevic of Walker Nott Dragicevic Associates, representing Springhill Homes Inc., spoke of the ongoing work with staff on this plan, and supported flexibility and density requests.

The Committee agreed that this is a very important project and it is worth taking time to get it right. Discussions included the significant wetlands area and providing a wildlife corridor for the proposed road; the pending Charrette for the Rouge National Park Gateway and integration of the Park with the adjacent Cornell community; the potential impact of changes to the road network, such as Rustle Woods Avenue; feasibility of a buffer from truck traffic for houses along Donald Cousens Parkway; population estimates per housing unit; and the transportation study and transportation demand management (TDM).

Moved by: Councillor Colin Campbell

Seconded by: Councillor Karen Rea

- 1) That the written submissions from John Lohmus, IBI Group, representing Infrastructure Ontario; Trevor Li; Chad B. John-Baptiste, MMM Group Limited (2) representing 2334266 Ontario Inc., and Kimberville Capital Inc.; Derrick Andreychuk representing Primont Homes; Elizabeth Howson of Macaulay Shiomi Howson Ltd. representing Wykland Estates Inc.; Niomie Massey, representing 605918 Ontario Limited; and Robert Dragicevic, representing Springhill Homes Inc., regarding the Draft Official Plan Policy Framework for Cornell Centre, be received; and,
- 2) That the depositions by Raivo Uukkivi of Cassels Brock & Blackwell, representing Valleyview Gardens; Bob Webb, representing the Cornell Landowner's Group; Niomie Massey, representing 605918 Ontario Limited; Richard Hahn of MMM Group Limited, representing 2334266 Ontario Inc.; Khurram Shroff, representing 2334266 Ontario Inc.; and Robert Dragicevic, representing Springhill Homes Inc., regarding the Draft Official Plan Policy Framework for Cornell Centre, be received; and,
- 3) That the Development Services Commission report dated September 22, 2015 entitled "Draft Official Plan Policy Framework for Cornell Centre" - File No. OP 15 155 158, be received; and,
- 4) That the Record of the Public Meeting held on October 20, 2015, with respect to the Draft Official Plan Policy Framework for Cornell Centre, be received; and,
- 5) That the Draft Official Plan Policy Framework for Cornell Centre be referred back to staff for a final report and recommendation; 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 9:56 PM.

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