



**Minutes**  
**Development Services Public Meeting**  
**Thursday, September 24, 2015 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 11**

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**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	Daniel Brutto, Planner
Regional Councillor Jim Jones	Sally Campbell, Manager, East District
Regional Councillor Joe Li	Rick Cefaratti, Planner II
Regional Councillor Nirmala Armstrong	Richard Kendall, Manager, Central District
Councillor Valerie Burke	Dave Miller, Manager, West District
Councillor Alan Ho	Stacia Muradali, Senior Planner
Councillor Don Hamilton	Gary Sellars, Senior Planner
Councillor Karen Rea	Kitty Bavington, Council/Committee Coordinator
Councillor Colin Campbell	
Councillor Amanda Collucci	
Councillor Logan Kanapathi	
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. CAN-AM EXPRESS  
ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT  
OUTSIDE PARKING AND STORAGE OF LICENSED BUSES  
ON A TEMPORARY BASIS AT 332 JOHN STREET  
FILE NO: ZA 15 131193 (10.5)**  
[Memo](#)

The Public Meeting this date was to consider an application submitted by Can-Am Express for Zoning By-law Amendment to permit the parking of licensed charter buses on a temporary basis at 332 John Street ZA 15 131193.

The Committee Clerk advised that 648 notices were mailed on September 4, 2015, and a Public Meeting sign was posted on September 2, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Bill Haley of Haley Planning and Development Solutions, representing the applicant, responded to questions from the Committee, confirming that there are no plans for site lighting, and no plans to remove trees. Approximately 20 busses will be parked on the site and dust mitigation measures will be used. Staff provided clarification on the term and renewal of temporary use by-laws.

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

Moved by: Councillor Valerie Burke  
Seconded by: Councillor Colin Campbell

- 1) That the report titled “Preliminary Report, Can-Am Express, Zoning Amendment Application to permit the parking of licensed charter buses on a temporary basis at 332 John Street, File No. ZA 15 131193” dated September 22, 2015, be received; and,
- 2) That the Record of the Public Meeting held on September 24, 2015, with respect to the proposed Zoning By-law Amendment application to permit the parking of licensed charter buses on a temporary basis at 332 John Street, File No. ZA 15 131193”, be received; and,
- 3) That the application by Can-Am Express, to amend Zoning By-law 77-73, as amended, be approved; and,
- 4) That the proposed amendment to Zoning By-law 77-73, as amended, be 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 BY 2444664 ONTARIO INC.  
FOR ZONING BY-LAW AMENDMENT TO  
FACILITATE SEVERANCE OF 22 OAKCREST AVENUE  
TO CREATE ONE ADDITIONAL BUILDING LOT  
FILE NO: ZA 15 146854 (10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by 2444664 Ontario Inc. for Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot ZA 15 146854.

The Committee Clerk advised that 186 notices were mailed on September 4, 2015, and a Public Meeting sign was posted on September 1, 2015. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Russ Gregory of Gregory Design Group, representing the applicant, was in attendance to answer any questions.

The Committee reviewed the concerns identified in the written submission. Staff advised that the concerns have been addressed: tree preservation measures will be put in place; the Noise Control By-law and a reasonable work schedule will be enforced; and clean-up of the construction area will be monitored.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Karen Rea

- 1) That the written submission from Helena Cheung, regarding the application by 2444664 Ontario Inc. for 22 Oakcrest Avenue, be received; and,
- 2) That the report dated June 16, 2015 titled "PRELIMINARY REPORT, Application by 2444664 Ontario Inc. for Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot (File No. ZA 15 146854)", be received; and,
- 3) That the Record of the Public Meeting held on September 24, 2015, with respect to the proposed Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot (File No. ZA 15 146854), be received; and,
- 4) That the application by 2444664 Ontario Inc. to amend the zoning by-law to facilitate severance of 22 Oakcrest Avenue to create one additional building lot (File No. ZA 15 146854), be approved; and,
- 5) That the proposed amendment to the Zoning By-laws 304-87 and 122-72, as amended, be enacted without further notice; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**CARRIED**

**3. DEL RIDGE (EAST MARKHAM) INC.  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
APPLICATIONS TO PERMIT TWO (2) - 8 STOREY RESIDENTIAL  
APARTMENT BUILDINGS WITH A TOTAL OF 442 UNITS  
AT 7325 MARKHAM ROAD  
FILE NO: OP/ZA 15 133670 (10.3, 10.5)**  
[Memo](#)

The Public Meeting this date was to consider an application submitted by Del Ridge (East Markham) Inc. for Official Plan and Zoning By-law Amendment applications to permit two - 8 storey residential apartment buildings with a total of 442 units at 7325 Markham Road OP/ZA 15 133670.

The Committee Clerk advised that 564 notices were mailed on September 4, 2015, and a Public Meeting sign was posted on September 3, 2015. This application is also known as “Greenlife East Markham”. Five written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, and advised that the Ward Councillor has held a community meeting. Dave deSylva, applicant, provided additional details and displayed a building model of the proposal. Mr. deSylva addressed comments from the public and discussed the traffic study findings, environmental and sustainability initiatives, and the proposed extensive tree planting program.

The Committee noted the concerns of the residents regarding density, height, and traffic. Mr. deSylva and City staff responded to questions regarding phases one and two, integration of the storm water management plan, buffers, the water channel and eco-system, tree preservation, and parking provisions. It was suggested that the Ward Councillor may hold an additional community meeting.

The Committee commended the developer on conservation and sustainability initiatives, and urged as many tree as possible in the tree planting program to be located in Markham. Staff will confirm if the Design Review Panel will be reviewing this application.

It was noted that the “Community Amenity Area” designation has led to confusion with the public in the past, and that the new Official Plan uses a better descriptive term.

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 written submissions from Muhamad Nasir, Zheer and Fouzia Khan, Hafiz Irfan Aisf and Salma Safdar Waraich, Z. Khan - petition with 18 signatures, and a petition with 84 signatures, regarding applications by Del Ridge (East Markham) Inc. at 7325 Markham Road, be received; and,

- 2) That the Development Services Commission report dated September 22, 2015 and titled "Preliminary Report, Del Ridge (East Markham) Inc., Applications to amend the Official Plan and Zoning By-law to allow two (2) – 8 storey apartment buildings at 7325 Markham Road, File Nos: OP/ZA 15 133670", be received; and,
- 3) That the record of the Public Meeting held on September 24, 2015, with respect to the proposed Official Plan and Zoning By-law Amendment applications to allow two (2)- 8 storey apartment buildings at 7325 Markham Road (OP/ZA 15 133670), be received; and further,
- 4) That the Official Plan and Zoning By-law Amendment applications (OP/ZA 15 133670) submitted by Del Ridge (East Markham) Inc. be referred back to Staff for a report and a recommendation.

CARRIED

**4. ANGUS GLEN VILLAGE LTD.  
4073 MAJOR MACKENZIE DRIVE  
SOUTH SIDE OF MAJOR MACKENZIE DRIVE  
WEST OF KENNEDY ROAD  
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT  
ZONING BY-LAW AMENDMENT AND  
DRAFT PLAN OF SUBDIVISION  
FILE NO: OP/SU/ZA 15 107807 (10.3, 10.7, 10.5)  
[Memo](#)**

The Public Meeting this date was to consider an application submitted by Angus Glen Village Ltd. for Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision at 4073 Major Mackenzie Drive, South side of Major Mackenzie Drive, West of Kennedy Road OP/SU/ZA 15 107807.

The Committee Clerk advised that 68 notices were mailed on September 4, 2015, and a Public Meeting sign was posted on September 3, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Patrick O'Hanlon, representing the applicant, was in attendance to provide additional information and answer questions regarding density and design issues. The woodlot will be preserved and a trail system will be established. The woodlot and valleylands will be conveyed to the City.

The Committee had questions regarding the buffer space, proposed tree plantings, and the lighting impacts on the natural area. Discussions included the park areas, unit size, and transit considerations. The Committee debated the appropriate density, and suggested a density transfer, if appropriate.

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

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

- 1) That the Development Services Commission report dated September 22, 2015, entitled, "PRELIMINARY REPORT, Angus Glen Village Ltd., 4073 Major Mackenzie Drive, South side of Major Mackenzie Drive, west of Kennedy Road, Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, File No.: OP/SU/ZA 15 107807", be received; and,
- 2) That the Record of the Public Meeting held on September 24, 2015 with respect to the applications by Angus Glen Village Ltd. for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, be received; and further,
- 3) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**5. DIGRAM DEVELOPMENTS MARKHAM INC.  
REZONING AND SITE PLAN APPLICATIONS TO PERMIT  
A TOWNHOUSE DEVELOPMENT AT 6232 16<sup>TH</sup> AVENUE  
FILE NO: ZA/SC 15 244470 (10.5, 10.6)**  
[Memo](#)

The Public Meeting this date was to consider an application submitted by Digram Developments Markham Inc. for Rezoning and Site Plan applications to permit a townhouse development at 6232 16<sup>th</sup> Avenue ZA/SC 15 244470.

The Committee Clerk advised that 240 notices were mailed on September 4, 2015, and a Public Meeting sign was posted on August 30, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Jim Kennedy, representing the applicant, provided additional details regarding the revised proposal and displayed site plans and elevations.

The Committee discussed trail connectivity and access points. Regional Councillors and staff were requested to pursue traffic lights at Williamson Road.

The urban design and quality of materials along 16<sup>th</sup> Avenue, and placement of trees to improve the view and privacy for properties on the north side of the development, as well as privacy for adjacent properties, were discussed. It was suggested that a unit design similar to the south-east unit be used for other end units, and that block walls/fences be avoided. It was also suggested that any trees that are removed be relocated to the stormwater area, if possible.

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

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alan Ho

- 1) That the written submissions from Edward Chlebowski, Mike Nageleisen, and Brenda Di Nallo, regarding the proposal by Digram Developments Markham Inc., at 6232 16<sup>th</sup> Avenue, be received; and,
- 2) That the Development Services Commission report dated September 22, 2015 and titled “Preliminary Report, Digram Developments Markham Inc., Zoning By-law Amendment and Site Plan Approval applications to permit a townhouse development at 6232 16<sup>th</sup> Avenue, File Nos: ZA/SC 15 244470”, be received; and,
- 3) That the record of the Public Meeting held on September 24, 2015, with respect to the Zoning By-law Amendment application and potential future amendment to the City’s 2014 Official Plan (not yet in force), to allow a townhouse development at 6232 16<sup>th</sup> Avenue (ZA 15 244470), be received; and further,
- 4) That the Zoning By-law Amendment and Site Plan Approval applications (ZA/SC 15 244470) submitted by Digram Developments Markham Inc. be referred back to Staff for a report and recommendation.

**CARRIED**

## **ADJOURNMENT**

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

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