



**Minutes**  
**Development Services Public Meeting**  
**June 16 & 17, 2015 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 10**

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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 Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Sabrina Bordone, Senior Planner  
Regan Hutcheson, Manager, Heritage Planning  
Biju Karumanchery, Acting Director of Planning and  
Urban Design  
Richard Kendall, Manager, Central District  
Dave Miller, Manager, West District  
Gary Sellars, Senior Planner  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

At 11:49 p.m. on June 16, 2015, the Committee passed a motion to waive Section 3.28 of Procedural By-law 2001-1 allowing the meeting to continue further than 12:01 a.m. on June 17, 2015. The motion moved by Councillor Don Hamilton and seconded by Deputy Mayor Jack Heath was carried by a two-thirds vote of the Members present.

**DISCLOSURE OF PECUNIARY INTEREST** – None declared

**1. REQUEST TO CALL A PUBLIC MEETING  
162 MAIN STREET NORTH, MARKHAM VILLAGE  
1377402 ONTARIO INC.  
FILE: ZA 15 147635 (10.5)**

[Memo](#)

The Public Meeting this date was to consider an application submitted by 1377402 Ontario Inc. for Zoning By-law Amendment to permit professional office use at 162 Main Street North Markham Village (ZA 15 147635).

The Committee Clerk advised that 102 notices were mailed on May 27, 2015, and a Public Meeting sign was posted on May 26, 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 wishes to expedite the approval, however, staff consider the uses being requested, other than professional office and specific residential uses, will require review and a report back in the fall.

Joseph Cimer, agent, and Andrea Blair, owner, were in attendance. Mr. Cimer provided further details of the proposal and requested flexibility to permit a medical office, as well as townhouses, suggesting that the as-of-right uses of office and residential uses be permitted with a hold on additional commercial uses until a future Secondary Plan supporting these uses was adopted. Mr. Cimer provided a letter dated June 16, 2015.

Staff reviewed the Secondary Plan and Zoning By-law provisions regarding townhouses and medical offices. Some of the requested uses may require a Secondary Plan amendment. A medical office as proposed by the applicant, would be limited to one practitioner.

The Committee discussed appropriate uses, hold provisions, application fees for current and future use requests, impacts on the neighbourhood and streetscape, and parking requirements.

Gord Walter, resident, suggested that the application be reviewed by the Markham Main Street Committee. Mr. Walter discussed additional staff parking that may be required, parking issues on Main Street, and driveway access to the busy Main Street.

The Committee supported approval of professional office and residential uses (single, duplex, semi-detached, tri-plex, four-plex, and apartment dwellings) as permitted in the current Secondary Plan. The Committee also considered the possibility of applying a Hold provision for any future townhouses that the applicant may pursue in the future, but decided against it.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

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- 1) That the written submission from Joseph Cimer, agent for the applicant, dated June 16, 2015, regarding the application for 162 Main Street North, Markham, be received;  
and,

- 2) That the deputation by Gord Walter regarding the application for 162 Main Street North, Markham, be received; and,
- 3) That the Development Services Commission report dated June 16, 2015, entitled "Preliminary Report, 1377402 Ontario Inc., Application for Zoning By-law Amendment to permit Professional Office use, 162 Main Street North Markham Village, File No. ZA 15 147635," be received; and,
- 4) That the Record of the Public Meeting held on June 16, 2015 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 5) That the application by 1377402 Ontario Inc. for a proposed Zoning By-law Amendment (ZA 15 147635), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted **to permit professional offices, excluding medical offices other than an office use by a single practitioner at any one time, and residential use including single, duplex, semi-detached, tri-plex, four-plex, and apartment dwellings**; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

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\*\* Amended by Council on June 23 to replace Clauses 1 to 6 with the following:

"That the item titled "162 Main Street North, Markham Village, 1377402 Ontario Inc., File: ZA 15 147635" be referred back to the Development Services Committee meeting in September 2015."

**2. PRELIMINARY REPORT  
RULAND PROPERTIES INC. (THE REMINGTON GROUP)  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO PERMIT A HIGH DENSITY RESIDENTIAL DEVELOPMENT  
COMPRISING 523 CONDOMINIUM UNITS WITH ANCILLARY RETAIL  
USES, NORTH OF ENTERPRISE BOULEVARD, EAST OF WARDEN AVENUE  
FILE NO. ZA 15 244500 (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Ruland Properties Inc. (The Remington Group) for Zoning By-law Amendment to permit a high density residential development comprising 523 condominium units with ancillary retail uses, north of Enterprise Boulevard, east of Warden Avenue (ZA 15 244500).

The Committee Clerk advised that 4,539 notices were mailed on May 27, 2015, and three Public Meeting signs were posted on May 27, 2015. Thirty written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff listed the currently permitted uses and clarified “community amenity” use. The lands immediately to the north designated for parkland, will not be affected.

Randy Peddigrew of Remington Group and Sheldon Levitt of Quadrangle Architects provided additional details and displayed renderings of the proposal. A handout was provided. Sharon Sterling of WSB, Traffic Consultant, and other members of the consulting team were in attendance.

Grace Sonoda spoke in opposition to the three new 15-storey condo buildings and the resulting additional traffic, as well as the loss of community amenity areas for recreational uses. Ms. Sonoda discussed delays in the completion of the community plan and parks.

Laith Hamid spoke in opposition to the proposal with respect to increased traffic congestion and preservation of the green space. Mr. Hamid suggested construction in the area has gone on for too long.

Katrina Leon spoke in opposition to the proposal with respect to the lack of community parks and other amenities, and the increased traffic and population.

Robert Mok spoke in opposition to the change from community amenity to commercial uses, and the expectations of the residents for the community vision when they purchased their properties. Mr. Mok discussed a deficit in parking spaces, traffic issues, the extension of Clegg Road, and the delays and changes in completion of the promised community plan.

Jacqueline Chan spoke in opposition to the proposal, emphasizing the need for a park in the near future, and expressing concern for the increased traffic and the shadow effect of the new buildings.

Lila Lam spoke in opposition to the proposal and supported the previous speakers’ comments.

Yan Shi spoke in opposition to the proposal with respect to traffic congestion.

Helen Lai spoke in opposition to the proposal with respect to provision of the park, pollution, and increased traffic.

Steve Kam spoke in opposition to the proposal with respect to increased traffic and parking requirements.

Carmen Von Gunten spoke in opposition to the proposal with respect to the loss of green space and the existing pond, and the increased pollution and traffic.

Sandra Yao spoke in opposition to the proposal with respect to the delay in the completion of amenities for the community, particularly the park, and long-term construction issues.

The Committee and staff provided updates on the carousel, the temporary storm water management pond, the provision of schools, and the location of the proposed park to the north. It was noted that high-density residential use is currently permitted, and that the build-out of the community is a long-term project that will support various public amenity infrastructure and public transit investments.

Sharon Sterling of WSB, Traffic Consultant, gave a presentation regarding traffic issues, including the transit network, the future road network, a comparison of the traffic and parking generated by the current and proposed uses, the intersection at Warden Avenue and Enterprise Boulevard, and Rouge Valley Drive.

The Committee requested information on the number of people using the transit system, and requested that the traffic study be made available to the public on line. It was noted that the community is designed as a transit-oriented development, and that parking and traffic generation were intentionally limited. Discussions included the queue on Rouge Valley Drive, the right turn on red at Enterprise Drive, and advancing construction of new roads. The Committee requested a map illustrating the timing and phasing of construction in the area to understand the comprehensive impacts of development on traffic in the area, and that a time-line for improvements to the road network be provided. Information on the timing for the extension of Enterprise Boulevard and Verclair Gate was also requested.

With respect to the green space, the pathway system to the plaza on Highway 7 and the overall green space plan along the Rouge Valley will be reviewed. It is important that a preliminary community meeting regarding the park be held before the end of the year, and that a time-line for development of the park be provided. Discussions included the trade-offs of living in a desirable place, accommodating the projected population growth, and creating a significant destination.

Moved by: Mayor Frank Scarpitti

Seconded by: Deputy Mayor Jack Heath

- 1) That the written submissions from Frank Pao, Grace Fong and Terence Lam, Raymond Chung, Helen Lai, Jason Shie and Gloria Tang, Shikha Abbi, Jube Dhingra, Adrian Wong, Peter & Mable Lee, Bardia Mahjour, Pamela Cheng, N C Chan, Hoi Ki Ding, Catherine and David Huculak, Sin Ying Au, Shaohe Kuage, Ling Xia, Kim Ping Chau, Yan Fang Shan, Suzanne Bielak, Chan Mou Kwing, Jia Qi (Jackie) Yang, Hui Qun Zhang, Sandra Chan, Roopesh Patel, Audrey Au, Linda and Philip Ma, Pei Qin, Jia Qin, Janette Lee and Sandra Lee, Rita Wong, Hing Cheung Lee, Monica Chan, and Jeff Eagleson, regarding applications by Ruland Properties Inc. (The Remington Group) File No. ZA 15 244500, be received; and,
- 2) That the depositions by Grace Sonoda, Robert Mok, Katrina Leon, Laith Hamid, Jacqueline Chan, Lila Lam, Yan Shi, Helen Lai, Steve Kam, Carmen Von Gunten, and Sandra Yao, regarding applications by Ruland Properties Inc. (The Remington Group) File No. ZA 15 244500, be received; and,

- 3) That the Development Services Commission report dated May 5, 2015, entitled “Preliminary Report, Ruland Properties Inc. (The Remington Group)., Application for Zoning By-law Amendment to permit a high density residential development comprising 523 condominium units with ancillary retail uses, north of Enterprise Boulevard, east of Warden Avenue, File No. ZA 15 244500,” be received; and,
- 4) That the application by Ruland Properties Inc. (The Remington Group) for a proposed Zoning By-law Amendment (ZA 15 244500) be amended to increase the unit count from 523 condominium units to 545 condominiums units and that that no additional notice in respect of this amendment be required; and,
- 5) That the Record of the Public Meeting held on June 16, 2015 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 6) That the application by Ruland Properties Inc. (The Remington Group) for a proposed Zoning By-law Amendment (ZA 15 244500), be referred back to staff for a report and a recommendation; and further,
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT  
TIMES GROUP CORPORATION  
SOUTH OF HIGHWAY 7, EAST OF BAYVIEW AVENUE  
BLOCKS 45, 46 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 COMMERCIAL/RETAIL DEVELOPMENT  
AND A RESIDENTIAL DEVELOPMENT  
FILE NO.'S: OP 13 131100 AND ZA 14 131100 (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider Official Plan and Zoning By-law Amendment applications submitted by Times Group Corporation to permit a commercial/retail development, South of Highway 7, East of Bayview Avenue, Block 46, Plan 65M-3226 (OP 13 131100 and ZA 14 131100)

The Committee Clerk advised that 1352 notices were mailed on May 27, 2015, and a Public Meeting sign was posted on May 27, 2015. Four 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, provided additional details of the proposal and displayed elevations and site plans.

The Committee discussed the location of the MTO transit way in relation to the valley lands. Staff will confirm the alignment. The Committee also questioned ownership of the lands north of Block 48 on the site plan. It was suggested that improvements be made to the all-glass office building design, and that South Park Road be widened and enhanced.

Albert T'o spoke of concerns regarding traffic congestion, the lack of green space on the plan, and suggested that the German Mills Creek trail be extended.

Rose Anonuevo referred to the proposal for a mix of office and retail, and questioned the specific uses proposed. Ms. Anonuevo expressed concern for traffic congestion and the provision of servicing infrastructure.

Mr. Lo advised that the traffic study will be reviewed and that there will be one story of underground parking.

Frederick Woo spoke in support of the proposal, as it will be convenient for the residents on the south side of Highway 7. Mr. Woo discussed landscaping requirements for the adjacent residential development, and traffic issues.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Asa Jairam, Lester Tse, Ming Ho, and Man Ho, regarding the applications by Times Group Corporation, be received; and,
- 2) That the depositions by Frederick Woo, Rose Anonuevo, and Albert T'o regarding the applications by Times Group Corporation, be received; and,
- 3) That the Staff report dated May 19, 2015 entitled "PRELIMINARY REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Blocks 45, 46 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 commercial/retail development and a residential development, File No.'s: OP 13 131100 and ZA 14 131100" be received; and,
- 4) That the Record of the Public Meeting held on June 16, 2015, with respect to the Official Plan and Zoning By-law Amendment applications, as they relate to the proposed commercial/retail development on Block 46, Plan 65M-3226, be received; and further,
- 5) 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 commercial/retail development on Block 46, Plan 65M-3226 be referred back to staff for a report evaluating the proposal and a recommendation.

**CARRIED**

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 12:07 AM.

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