



Special Development Services Committee Minutes

June 16, 2014, 7:00 PM to 9:00 PM

Council Chamber

Meeting No. 13

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Carolina Moretti
Vice-Chair: Councillor Alex Chiu

Transportation Issues

Chair: Regional Councillor Gord Landon
Vice-Chair: Councillor Alan Ho

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Catherine Conrad, City Solicitor
Ron Blake, Manager, West District
Gary Sellars, Senior Planner
Alida Tari, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon
Councillor Valerie Burke
Councillor Colin Campbell

The Development Services Committee convened at the hour of 7:07 PM in the Council Chamber with Mayor Frank Scarpitti in the Chair.

The Development Services Committee passed a motion to have Mayor Frank Scarpitti Chair the meeting. The motion was moved by Deputy Mayor Jack Heath, and seconded by Regional Councillor Jim Jones.

At 11:57 p.m. on June 16, 2014, the Development Services 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, 2014. The motion moved by Councillor Alex Chiu and seconded by Regional Councillor Joe Li, and was carried by two-thirds vote of the Members present.

Disclosure of Pecuniary Interest - None disclosed.

**1. RECOMMENDATION REPORT
KING DAVID INC.
10340, 10350 AND 10370 WOODBINE AVENUE
CATHEDRAL COMMUNITY
NORTH OF MAJOR MACKENZIE DRIVE
WEST OF WOODBINE AVENUE
APPLICATIONS FOR OFFICIAL PLAN/SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS, DRAFT PLAN OF SUBDIVISION
AND SITE PLAN APPROVAL
FILE NO.: OP/ZA/SU 13 109102 AND SC 13 138564 (10.3, 10.4, 10.5, 10.7, 10.6)
[Report](#)**

Jim Baird, Commissioner of Development Services introduced the staff present and advised that Carolyn Woodland, Toronto Region and Conservation Authority was also in attendance at this meeting. He provided a quick overview of the proposed applications for King David Inc. 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community.

Bob Forhan, RJ Forhan and Associates delivered a brief presentation outlining the proposed draft plan of subdivision and site plan application for King David. Mr. Forhan summarized the key issues relative to the proposed lake. He also provided some available options and the process for approval. Mr. Forhan reviewed some proposed solutions with respect to the outstanding deficiencies submitted by Mr. Shant Kouyoumdjian.

Staff advised that King David Inc. and their consultants have committed to prepare and submit two sets of detailed designs for the proposed lake/pond. It was noted that one option, to create the design that was displayed in the brochure, would require approval from the City of Markham, the Toronto and Region Conservation Authority and likely the Federal Department of Fisheries and Oceans and could involve a lengthy approval process. A proposed second option, involving enhanced landscaping around the stormwater management pond, would require a less complex approval process. Staff pointed out that a suitable re-design of the stormwater management pond is required as a condition of approval of the proposed draft plan of subdivision.

Carolyn Woodland, Toronto Region and Conservation Authority (TRCA) addressed the Committee and summarized the details outlined in her two Memos dated June 16, 2014.

Wing Liu, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and requested that there be no reduction in residential parking for the Phase 1 apartment buildings. She suggested that a traffic impact study be required as a condition of the subdivision agreement, and ensure that residents are consulted prior to any further occupancy.

Ms. Liu enquired how the temporary parking for the Cathedral will be accommodated on the phase 2 or phase 3 lands.

Mr. Shant Kouyoumdjian, Cathedral Ratepayers Association addressed the Committee with respect to the proposed King David Inc. applications and stated his disappointment with the proposals. He is requesting that start and finish dates be confirmed for the construction of the proposed lake, belvedere and parks.

It was pointed out that when approvals are required from other applicable agencies having jurisdiction (such as the TRCA) it is difficult to provide start and finish dates. It was also noted that Phase 2 and 3 will not receive City approval until written approvals have been received by the required Ministries.

At the request of Committee, staff further explained some of the conditions outlined in the recommendation report for King David Inc. with respect to the stormwater management pond (section 9.2); Traffic Impact Studies/ Internal Functional Traffic Design Studies (section 13.1) and Parking Study/Strategy (section 14.1).

There was brief discussion regarding the potential for the City of Markham and the applicant to enter into a Memorandum of Understanding (MOU).

Mayrose Gregorios, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and stated concerns.

Patrick Chan, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and spoke in opposition.

Paul Tiefenbach, Markham resident addressed the Committee regarding the proposed applications for King David Inc and stated concerns.

There was discussion regarding the required parking ratio for the Cathedral. Staff indicated that the parking by-law requirement for the proposed underground parking would be one parking spot for every four seats at a minimum.

Tammy Armes, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and stated concerns.

There was discussion regarding the Cathedral and when it is anticipated to be opened to the public.

Zeitoon Vaezzadeh, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and stated concerns with the traffic congestion and the lack of noise control in the Cathedral subdivision. She suggested that staff consider implementing restrictions for construction vehicles using the laneways. Ms. Vaezzadeh enquired if restrictions can be put on the type of future commercial uses. She suggested that a timeline be placed on the submission of detailed design for the lake/pond by the applicant.

Staff confirmed that a condition can be added to restrict construction vehicles from using laneways.

Ms. Stella Ho, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and stated concerns with the lack of parkland in the subdivision.

The Committee requested that staff outline the parks that have already been completed in the current subdivision. Staff presented a diagram outlining the parks and parkettes in the Cathedral Community.

Alexandra Russell, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and enquired if the land under the Cathedral has been assessed to ensure that it could be developed for underground parking. She stated concerns with parking relative to the proposed business.

Staff noted that parking is reviewed at the site plan stage.

Alex Lau, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and enquired if there is consideration made to whether there will be enough schools in the area to accommodate the future development.

Staff noted that within the Cathedral site there are two public and two separate elementary sites. One public elementary has been built and a second one is currently in site plan approval process, but the separate elementary schools have not committed to date.

Rajiv Rajpal, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and stated concerns with the potential increase in traffic with the proposed phase 2 and 3 development.

Alice Lung, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and stated concerns with the traffic.

Lisa Zhu, Markham resident addressed the Committee regarding the applications for King David Inc. and enquired whether the developer will continue to advertise the proposed lake.

It was noted that it has been agreed to not promote any lake/pond feature until a proposed designed has been approved.

Eira Keay, Markham resident addressed the Committee with respect to the proposed applications for King David Inc. and stated concerns with the proposed vision of the Cathedral community and what was actually built.

Carolyn Woodland, Toronto Region and Conservation Authority addressed the Committee and provided further detail regarding the status of the Cathedral Town stormwater pond/lake, and pointed out that a lot of technical work would be required for the lake option, which could result in a long approval process. She indicated that an enhanced landscape plan around the stormwater management pond would be easier to achieve.

Jim Kwan, Markham resident addressed the Committee regarding the proposed applications for King David Inc. and advised that he has over one hundred signatures on a petition to not approve the proposed applications. He stated concerns with potential increase in traffic and lack of parking. He enquired about contribution for parkland.

Staff confirmed that parkland requirements for the Cathedral Town community have been established in a separate comprehensive parkland agreement and that with the additional parkland to be conveyed to the City as part of the King David applications, there will be no additional cash-in-lieu requirements.

There was considerable discussion regarding the request from the applicant to reduce the parking ratio per unit for the residential dwellings. Staff advised that a parking study has been submitted and is currently being reviewed by the City's transportation engineers.

The Committee discussed the demands outlined in the e-mail received from the Cathedraltown Residents Association. There was discussion regarding whether a Letter of Credit can be issued to secure the completion of the proposed lake. The Committee discussed traffic issues. There was discussion regarding whether a Highway 404 mid-block crossing can be approved and constructed.

Moved by Regional Councillor Jim Jones
Seconded by Councillor Carolina Moretti

- 1) That the report dated June 16, 2014 and entitled “RECOMMENDATION REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments, Draft Plan of Subdivision and Site Plan Approval, File No.: OP/ZA/SU 13 109102 and SC 13 138564”, be received; and,
- 2) That the revised application submitted by King David Inc. to amend the in force Official Plan (Revised 1987), as amended, and the Cathedral Community Secondary Plan, as amended, and to amend the new Council adopted Official Plan (2013) for Phase 1 of draft plan of subdivision 19TM-13001, be approved; and,
- 3) That the proposed amendments to the in force Official Plan (Revised 1987), as amended, and the Cathedral Community Secondary Plan, as amended, attached as Appendix “A”, and a corresponding amendment to the new Council adopted Official Plan (2013) for Phase 1 of draft plan of subdivision 19TM-13001, be finalized by staff and forwarded to Council for adoption; and,
- 4) That the revised application submitted by King David Inc. to amend Zoning By-laws 304-87, as amended, and 177-96, as amended, for Phase 1 of draft plan of subdivision 19TM-13001, be approved; and,

- 5) That the proposed amendments to Zoning By-laws 304-87, as amended, and 177-96, as amended, attached as Appendix “B”, for Phase 1 of draft plan of subdivision 19TM-13001, be finalized by staff and enacted without further notice after either the proposed amendment to the in force Official Plan (Revised 187), as amended, or the new Council adopted Official Plan (2013) comes into effect; and,
- 6) That draft plan of subdivision 19TM-13001 submitted by King David Inc., be draft approved subject to the conditions outlined in Appendix “C” **with the following additional conditions included: that construction of the proposed lake with a fountain feature (subject to approvals from the City of Markham, the Toronto and Region Conservation Authority (TRCA) and other applicable agencies having jurisdiction) be completed prior to the registration of Phase 2 of the plan of subdivision; or, if approval of a lake cannot be secured, that construction of an enhanced landscaping design around the stormwater management pond be completed prior to the registration of Phase 2 of the plan of subdivision; and,**
- 7) **That the applicant post a Letter of Credit to secure the construction of the lake (if approved by the TRCA and applicable authorities having jurisdiction) or enhanced landscape for the stormwater management pond, prior to registration of Phase 1 of the plan of subdivision; and,**
- 8) **That the zoning by-law for Phase 1 of draft plan of subdivision 19TM-13001 establish a minimum residential parking ratio of 1.5 spaces per unit; and,**
- 9) That servicing allocation for a population of 467.62 persons (206 apartment units) be granted to Phase 1 of draft plan of subdivision 19TM-13001 from the City of Markham 2015 Servicing Allocation; and,
- 10) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
- 11) That the Region of York be advised of the servicing allocation for this development; and,
- 12) That the notice of adoption of the Official Plan/Secondary Plan Amendments be forwarded to the Region of York; and,
- 13) That the application submitted by King David Inc. for site plan approval for Phase 1 of the draft plan of subdivision be endorsed in principle; and,
- 14) That site plan approval for Phase 1 be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director or designate has signed the plans; and,
- 15) That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,

- 16) That Staff be authorized and directed to do all things necessary to give effect to this resolution; and further,
- 17) That future Public Meetings will be held for any development applications for Phases 2 and 3 of draft plan of subdivision 19TM-13001.

Carried

**2. MEMORANDUM
TRCA UPDATE - WEST CATHEDRAL COMMUNITY POND
(10.3, 10.4, 10.5, 10.7, 10.6)
[Memo](#)**

Moved by Regional Councillor Jim Jones
Seconded by Councillor Carolina Moretti

That the memorandum dated June 12, 2014 from Carolyn Woodland, Toronto & Region Conservation Authority (TRCA) entitled "TRCA Update - West Cathedral Community Pond" be received.

Carried

**3. MEMORANDUM
QUESTION AND ANSWERS
CATHEDRAL TOWN SWM POND/LAKE STATUS
(10.3, 10.4, 10.5, 10.7, 10.6)
[Memo](#)**

Moved by Regional Councillor Jim Jones
Seconded by Councillor Carolina Moretti

That the memorandum dated June 16, 2014 from Carolyn Woodland, Toronto & Region Conservation Authority (TRCA) entitled "Question and Answers - Cathedral Town SWM Pond/Lake Status" be received.

Carried

**4. E-MAIL FROM CATHEDRALTOWN RESIDENCE ASSOCIATION
DATED JUNE 16, 2014 (10.3, 10.4, 10.5, 10.7, 10.6)
[Communication](#)**

Moved by Regional Councillor Jim Jones
Seconded by Councillor Carolina Moretti

That the e-mail from the Cathedraltown Residence Association regarding the proposed lake and belvederes, be received.

Carried

ADJOURNMENT

The Development Services Committee meeting adjourned at 12:20 AM.

Alternate formats for this document are available upon request.
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