



Minutes
Development Services Public Meeting
May 6, 2014 - 7:00 PM
Council Chamber
Meeting No. 5

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 Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Rino Mostacci, Director of Planning and Urban Design
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Alan Ho

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

– None Declared

**1. LITCHFIELD DEVELOPMENTS LIMITED
(LANTERRA DEVELOPMENTS)
4116, 4128 AND 4142 HIGHWAY 7
(NORTH SIDE, WEST OF SCIBERRAS ROAD)
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS AND DRAFT PLAN OF SUBDIVISION
TO PERMIT A TOWNHOUSE DEVELOPMENT
FILE NOS. OP 13 125529, ZA 13 125529, SU 13 125529 (10.3, 10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Litchfield Developments Limited for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision to permit a townhouse development on the north side of Highway 7, west of Sciberras Road at 4116, 4128 and 4142 Highway 7 (OP 13 125529, ZA 13 125529 & SU 13 125529).

The Committee Clerk advised that 159 notices were mailed on April 16, 2014, and three Public Meeting signs were posted on April 16, 2014. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. A Community Meeting had been held, and in response to concerns raised, the applicant has submitted a revised proposal with alternate road patterns.

The Committee identified a concern with construction traffic travelling through the area, and directed that the Region be approached for access from Highway 7. Staff responded to questions regarding visitor parking, the provision of parkland, and road connectivity.

Edison Chua, resident, identified a concern regarding the parkette that will be developed at the end of the stub road in front of his property, as his house was designed to be a corner lot. He advised of other residents with the same issues and submitted a written statement from another resident, Lorraine Chan, in this regard. Staff advised that park development staff will consult with the residents. The Committee considered that the parkette is not part of this application, and can be dealt with at a later time.

Saturn Ador-Dionisio, resident, spoke in favour of regaining the easement currently used for the turn-around in front of his house, and requested a sidewalk at the corner of Litchfield and Sciberras to provide access to the school bus stop and mailbox.

Rosemary Humphries, representing the applicant, Litchfield Developments Limited, provided more details and displayed architectural elevations.

Moved by: Councillor Don Hamilton
Seconded by: Councillor Carolina Moretti

- 1) **That the correspondence from Joanne Gillespie, Serfina Lee, Saturn Ador-Dionisio and May Lukt, and Lorraine Chan regarding applications by Litchfield Developments Limited (Lanterra Developments) be received; and,**

- 2) **That the deputations by Edison Chua and Saturn Ador-Dionisio regarding applications by Litchfield Developments Limited (Lanterra Developments) be received; and,**
- 3) That the staff report dated February 4, 2014 titled “PRELIMINARY REPORT, Litchfield Developments Limited (Lanterra Developments), Applications for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a townhouse development,” be received.
- 4) That the record of the Public Meeting held on May 6, 2014 with respect to the applications, be received.
- 5) **That the Region be requested to provide access for construction traffic from Highway 7; and,**
- 6) **** That the stub on Ferrah Street remain until such time as there is an alternative truck turning routes for the area; and,**
- 7) That the applications by Litchfield Developments Limited (Lanterra Developments), for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a townhouse development at 4116, 4128 and 4142 Highway 7, **be approved and the draft implementing Official Plan, and Zoning By-law Amendments be finalized and enacted; and,**
- 8) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on May 15, 2014, to add Clause 6.

**2. PRELIMINARY REPORT
MARKHAM CENTRE DEVELOPMENT CORPORATION
SOUTH-WEST CORNER OF ENTERPRISE BOULEVARD
AND RIVIS ROAD APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
AND REZONING TO PERMIT A MIXED-USE DEVELOPMENT
(FILES: OP 14 108661 AND ZA 14 108661) (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Markham Centre Development Corporation for Official Plan Amendment and Zoning By-law Amendment to permit a mixed use Development at the south-west corner of Enterprise Boulevard and Rivis Road (OP 14 108661 & ZA 14 108661).

The Committee Clerk advised that 1766 notices were mailed on April 16, 2014, and three Public Meeting signs were posted on April 15, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed the mobility hub, building height, and density issues, and noted that Section 37 contributions will be required for this development.

Charlie Moon, the property owner/applicant, and Kate Cooper of Bousfields Inc., Sol Wassermuhl of Page + Steele/IBI Group, and a consulting team representing Markham Centre Development Corporation, provided additional details of the mixed-use proposal for approximately 1400 residential units and office/commercial components, to a height of 39 storeys. They displayed site plans and elevations, and discussed connectivity, pedestrian-friendly enhancements, built form and massing, and the importance of the mobility hub. A conceptual video was presented.

The Committee discussed connectivity with surrounding major uses, integration with lands to the north, and animation of the street. The Committee indicated support, but expressed concern that the zoning be flexible on height, flexible for institutional/university-related uses, and that the office and retail components are not lost.

Peter Miasek, President, Unionville Ratepayers Association, made a deputation in opposition to the proposal with respect to population projections and the need for transportation infrastructure. Mr. Miasek recommended rejection until the Secondary Plan is completed, or phasing of the development. The Committee suggested a Hold provision as an alternative.

The Committee directed that staff proceed expeditiously in preparing the necessary documents to connect this application with the mobility hub study.

Ms. Cooper made a brief summary statement and indicated support of the Hold provision. Mr. Moon stated his agreement, requesting that the zoning and official plan documents be endorsed in the near future, and that he be involved in the mobility hub study.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Carolina Moretti

- 1) **That correspondence from Ken Wightman, regarding the applications by Markham Centre Development Corporation, south-west corner of Enterprise Boulevard and Ravis Road, be received; and,**
- 2) **That the deputation by Peter Miasek, President, Unionville Ratepayers Association, regarding the applications by Markham Centre Development Corporation be received; and,**

- 3) That the report dated April 1, 2014 titled “Preliminary Report, Markham Centre Development Corporation, South-west corner of Enterprise Boulevard and Rivis Road, Applications for Official Plan Amendment and rezoning to permit a mixed-use development,” be received; and,
- 4) That the record of the Public Meeting held on May 6, 2014 with respect to the applications, be received; and,
- 5) **That the Official Plan Amendment application (OP 14 108661) be approved and the proposed Official Plan Amendment be finalized for adoption by Council; and,**
- 6) **That the zoning by-law amendment application (ZA14 108661) be approved and the zoning by-law amendment(s) be finalized for approval by Council; and,**
- 7) **That the zoning by-law(s) include holding provisions addressing the items discussed at the public meeting, including linkages to completion of the Markham Centre Mobility Hub Study and a transportation/traffic study up-date; and,**
- 8) **That the Official Plan and zoning by-law amendments be finalized for consideration by Council on June 24, 2014; and,**
- 9) **That staff be directed to continue discussions with the applicant in the context of the Markham Centre Mobility Hub Study to address the issues outlined in the preliminary staff report; and further,**
- 10) 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 9:40 PM.

Alternate formats for this document are available upon request.
