



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**JUNE 18, 2013 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 10**

---

**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 Alan Ho  
Councillor Alex Chiu

Ron Blake, Manager, West District  
Sabrina Bordone, Planner  
Biju Karumanchery, Senior Development Manager  
Richard Kendall, Manager, Central District  
Gary Sellars, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Councillor Logan Kanapathi

The Development Services Committee convened at the hour of 7:05 p.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Valerie Burke disclosed an interest with respect to Item No. 2 regarding Thornhill Revitalization, by nature of a family owned business in the Thornhill area, and did not take part in the discussion of, or vote on the question of the approval of this matter.

**1. PRELIMINARY REPORT  
8310 WOODBINE DEVELOPMENTS INC.  
8310 WOODBINE AVENUE  
SOUTHWEST CORNER OF WOODBINE AVENUE AND LANARK ROAD  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND  
SITE PLAN APPROVAL TO PERMIT A ONE STOREY OFFICE BUILDING  
(ZA/SC 12 119142) (10.5, 10.6)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by 8310 Woodbine Developments Inc. for Zoning By-law Amendment and Site Plan approval to permit a one storey office building at the Southwest corner of Woodbine Avenue and Lanark Road (ZA 12 119142 & SC 12 119142).

The Committee Clerk advised that 54 notices were mailed on May 29, 2013, and a Public Meeting sign was posted on May 27, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Melanie Melnyk of R.E. Millward and Associates Ltd., representing the applicant, provided more details regarding the proposal. The owner of the property was also in attendance to answer questions.

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

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Alan Ho

- 1) That the Development Services Commission report dated May 7, 2013 entitled "Preliminary Report, 8310 Woodbine Developments Inc., 8310 Woodbine Avenue, Southwest corner of Woodbine Avenue and Lanark Road, Applications for Zoning By-law Amendment and Site Plan Approval to permit a one storey office building, File No.: ZA/SC 12 119142", be received; and,
- 2) That the Record of the Public Meeting held on June 18, 2013, with respect to the application by 8310 Woodbine Developments Inc., for an amendment to Zoning By-law 165-80, as amended, be received; and,
- 3) **That Zoning By-law Amendment application (ZA 12 119142) by 8310 Woodbine Inc. for an amendment to Zoning By-law 165-80, as amended, be approved; and further,**

- 4) **That the proposed Zoning By-law Amendment to amend By-law 165-80, as amended, be enacted without further notice.**

CARRIED

**2. PRELIMINARY REPORT  
THORNHILL REVITALIZATION AREA LAND USE STUDY:  
CITY-INITIATED SITE-SPECIFIC OFFICIAL PLAN POLICIES  
AND ZONING BY-LAW AMENDMENT  
(PR 11 127722) (10.0)  
[Report](#)**

Councillor Valerie Burke disclosed an interest with respect to Item No. 2 regarding Thornhill Revitalization, by nature of a family owned business in the Thornhill area, and did not take part in the discussion of, or vote on the question of the approval of this matter.

The Public Meeting this date was to consider City-initiated Site-Specific Official Plan Policies and Zoning By-law Amendment applying to the Thornhill Revitalization Area land Use Study (PR 11 127722).

The Committee Clerk advised that 32 notices were mailed on May 29, 2013, and Notice was posted in the May 30 and June 6, 2013 editions of the Thornhill Liberal. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses, outstanding issues, and the community consultation that had taken place. Staff outlined the proposed Land Use strategy to implement Council directions and noted that the Canac site will be subject to a separate public meeting in the fall.

Mike Papapetrov, area resident, questioned the prohibition of auto body and auto repair shops and requested clarification, as well as the process and timing for the new By-law to take effect. Staff responded to the questions. The Committee directed staff to provide clarification when this matter comes forward regarding the timing for by-laws to take effect and the impact on pending applications.

Eric Lerner, area resident, expressed appreciation to staff and Council for this initiative and discussed the redevelopment of the Canac site.

Jim Levac, Weston Consulting, on behalf of Mercedes Benz Inc., advised that they have entered into a long-term lease for a building within the study area and discussed his clients' plans for the facility, requesting the proposed uses be permitted in the pending By-law. Staff advised that direction from the Committee is required if staff is to work with the applicant in regard to this request, contrary to the current directions of Council.

Caterina Facciolo of Brattys Barristers and Solicitors, representing Granite Real Estate Inc., owners of land within the study area, spoke of their concern for the restrictions imposed to limit the use with respect to the proposed use by Mercedes Benz. Ms. Facciolo discussed the extensive retrofitting of the property for this business and the notion of clean versus dirty employment uses, and requested consideration of a site-specific exemption. Councillor Howard Shore indicated he would meet with the proponents.

Stephen Inberg, Mercedes Benz Canada Inc., suggested the issue may be resolved through clarification of the use definitions, and provided an overview of the site plan application submitted for this property and their consultation with the City.

Michael Dankery, area business owner, advised that his family has been a long-term owner of a property in the area, and expressed confusion regarding restrictions to existing establishments with respect to continuing non-conforming uses and outside storage. Staff provided clarification.

Ahmad Tabrizi, area resident, supported the redevelopment of the Canac site, and suggested more mixed uses such as nursing homes are needed in the area.

Andrew Eaton suggested the wording and the restrictions of the proposed by-law have been changing and he requested to be kept informed.

Mike Ferreira, area business owner, wishes to continue his landscaping business use and is willing to upgrade his property. Mr. Ferreira requested to be kept informed on this issue.

William Tiemerima, owner of a landscape and snowplow business in the area, spoke of the regulations and restrictions in Markham with respect to upgrading the area and the Canac site. Mr. Tiemerima noted the need for a buffer zone adjacent to residential use.

Mario Morassutti, owner of an auto body business in the area, questioned the legal non-conforming status for a prohibited use. Staff provided clarification and confirmed the proposed By-law can be reviewed and appealed to the OMB by the public.

The Committee suggested that a further public information meeting be held prior to the by-law going forward to Council. Staff advised of the time constraints regarding the Interim Control By-law, and will investigate the possibility of extending it. The Committee advised that further clarification regarding legal non-confirming use will be provided by the City Solicitor at the next meeting on this matter. Documentation is available for review outlining the proposed by-law and can be obtained by contacting the Clerk's Department.

The Ward Councillor thanked the residents and staff for their work on this project, and Council for its support.

A motion, moved by Deputy Mayor Jack Heath and seconded by Councillor Howard Shore, to refer this matter and the proposed by-law directly to Council with no recommendation, was LOST.

It was suggested that a public information meeting, dedicated to the Thornhill Revitalization Area Land Use Study be held with Council members and staff, prior to bringing the By-law forward, by September at the latest. It was noted that a Special Council Meeting could be called during the summer for the associated By-law.

Moved by: Regional Councillor Gord Landon  
Seconded by: Councillor Alex Chiu

- 1) **That the written submissions from Barry A. Horosko, Brattys Barristers & Solicitors; Bill Haley, Haley Planning & Development Solutions; Jim Levac, Weston Consulting; and Eric Lerner, regarding Thornhill Revitalization, be received; and,**
- 2) **That the deputations by Mike Papapetrov, Eric Lerner, Jim Levac, Caterina Facciolo, Stephen Inberg, Michael Dankery, Ahmad Tabrizi, Andrew Eaton, Mike Ferreira, William Tiemerima, and Mario Morassutti, regarding Thornhill Revitalization, be received; and,**
- 3) **That a public information meeting dedicated to the Thornhill Revitalization Area Land Use Study be held with Council members and staff, prior to bringing the By-law forward, by September at the latest.**

**CARRIED**

3. **PRELIMINARY REPORT  
GLOBAL UNIONVILLE DEVELOPMENT INC.  
(SYLMATT INVESTMENTS INC.)  
APPLICATIONS FOR OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENT TO PERMIT A  
HIGH DENSITY RESIDENTIAL DEVELOPMENT AT THE  
NORTHWEST CORNER OF MAIN STREET UNIONVILLE  
AND ENTERPRISE BOULEVARD  
28 MAIN STREET UNIONVILLE  
(OP/ZA 12 122739) (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider applications submitted by Global Unionville Development Inc. (Sylmatt Investments Inc.) for Official Plan and Zoning By-law Amendments to permit a high density residential development at the northwest corner of Main Street Unionville and Enterprise Boulevard (OP 12 122739 & ZA 12 122739).

The Committee Clerk advised that 1765 notices were mailed on May 29, 2013, and a Public Meeting sign was posted on May 28, 2013. Notice was posted in the May 30, 2013 edition of the local paper. Seven written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Lindsay Dale-Harris and David Huynh of Bousfields Inc., and the consulting team representing the applicant, gave a presentation with additional details regarding the area context and providing a rationale for proceeding prior to the precinct plan. Ms. Dale-Harris reviewed the shadowing study and showed the proposed stepped buildings from 9 to 27 stories.

The Committee noted the status of the Markham Centre Precinct Plan and suggested this application may be premature. Discussions included the use of Markham District Energy, the density of lands to the west, the adjacent school site, parklands, and residual lands owned by the City. The Committee suggested improvements to the building design and directed that the parklands be available for the whole community rather than as an extension of the school green space.

Beverly Dutoff, area resident, expressed concern that over 750 units would challenge the site and that the proposal is not appropriate for a transition development. Ms. Dutoff discussed the impact to traffic flows in the area and displayed photographs showing existing traffic congestion.

Gayle Leroux, area resident, suggested the impacts to Main Street Unionville and the gateway to Unionville have not been considered. Ms. Leroux discussed traffic congestion and questioned whether the heights of the approved buildings by the Rockport Group were 3 or 9 storeys.

The Committee questioned whether the Rockport Group had circumvented City standards through the Committee of Adjustment, and stated that the City should protect the work invested in areas such as Main Street Unionville; particularly once height restrictions come off Buttonville Airport.

Roger Lambert, area resident, expressed concern for traffic congestion.

Paul Marsh, area resident, suggested the proposed height is not appropriate in close proximity to the heritage district and expressed concern for shadowing impacts particularly on the adjacent Bill Crothers Secondary School. Mr. Marsh supported mixed uses and encouraged completion of the precinct plan to address transition zones.

Nicola Slater, area resident, supported the statements made by previous speakers in opposition, and noted concerns for traffic congestion, transitioning, and shadowing.

Brian Brewer, representing Unionville Ratepayers Association, stated that they do not have an official position, but are providing comments regarding: the timing in light of the precinct and mobility hub study; greater height and density than are currently approved and permitted in the Official Plan; the additional pressure on traffic infrastructure; preliminary report mentions adjacent property but does not address the single family dwellings in close proximity; an appropriate transition zone is needed; and, they have a preference for a retail component.

Tatiana DiGiacinto, representing the Rockport Group and the Main Street Residence (Unionville) Inc., the adjacent approved development noted that the height increase to their building was for the podium between two buildings and not along the Main Street frontage as suggested. She also commented on the amount of work invested in their own development from a design perspective, and they requested to work with staff to ensure a cohesive design. The front-end work for the road and Markham District Energy connection were noted.

The Committee emphasized that this development must be compatible with the Pan Am Centre and other developments, as well as Main Street Unionville, and noted that higher density is in fact intended for areas such as the subject site in close proximity to the GO station. A suggestion was made for advanced signals at Enterprise Boulevard and Main Street.

The Committee agreed to refer this matter to the Unionville Subcommittee with a potential for more community meetings.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) **That the written submissions from Beverly Dutoff, Paul C. Marsh, Nicola Slater, Steve Budgell, Petition with 61 signatures in opposition, Teresa Chan, and the Unionville Ratepayers Association, regarding the application by Global Unionville Development Inc. (Sylmatt Investments Inc.), be received; and,**
- 2) **That the depositions by Beverly Dutoff, Paul C. Marsh, Nicola Slater, Roger Lambert, Gayle Leroux, Brian Brewer, and Tatiana DiGiacinto regarding the application by Global Unionville Development Inc. (Sylmatt Investments Inc.), be received; and,**
- 3) That the Development Services Commission report dated May 21, 2013, entitled "Preliminary Report, Global Unionville Development Inc. (Sylmatt Investments Inc.), Applications for Official Plan and Zoning By-law Amendments to permit a high density residential development at the northwest corner of Main Street Unionville and Enterprise Boulevard" be received; and,
- 4) That the Record of the Public Meeting held on June 18, 2013 with respect to the proposed Official Plan and Zoning By-law Amendments, be received; and,
- 5) That the applications by Global Unionville Development Inc. (Sylmatt Investments Inc.) for proposed Official Plan and Zoning By-law Amendments (OP/ZA 12 122739), be referred back to staff for a report and a recommendation; and,

- 6) **That the applications by Global Unionville Development Inc. (Sylmatt Investments Inc.) be referred to the Unionville Subcommittee and that community information meetings be held as necessary; and further,**
- 7) 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 11:20 PM.

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