



MINUTES
MILLIKEN MILLS SUBCOMMITTEE
July 4, 2013, 7:00 p.m., Council Chamber

Milliken Mills Subcommittee

Councillor Logan Kanapathi
Councillor Alex Chiu
Mayor Frank Scarpitti – Ex-Officio
Deputy Mayor Jack Heath – Ex-Officio

Staff

Sabrina Bordone, Planner II
Richard Kendall, Manager, Central District
Kitty Bavington, Council/Committee Coordinator

Applicant

Paul Miklas, Valleymede Homes
Kristie Shortall, MMM Group
Nick Mracic

Subject:

Valleymede Building AMA Corporation (formerly Metropia)
5112, 5122, 5248 14th Avenue, 7768, 7778, 7788, 7798 McCowan Road
Northwest corner of 14th Avenue and McCowan Road
Official Plan and Zoning By-law Amendments OP/ZA 12 117316

The Milliken Mills Subcommittee meeting convened at 7:05 PM in the Council Chamber Room with Councillor Alex Chiu in the Chair.

1. Disclosure of Pecuniary Interest - None Disclosed

2. Introductions

Ward 8 Councillor Alex Chiu welcomed everyone and gave a brief overview of the history of these applications and the public consultation that has taken place to date.

Ward 7 Councillor Logan Kanapathi provided opening statements regarding the process and notification to the public.

Mayor Frank Scarpitti advised of the revisions that have been made to the applications and outlined the issues of concern identified with the previous proposal. This meeting is to provide public information, and a further statutory Public Meeting will be required if the application goes forward, due to the changes to the proposal.

3. Overview of Application - Staff

On April 9, 2013, Development Services Committee referred this matter to the Milliken Mills Subcommittee and directed that the Ward 7 and 8 Councillors hold a community information meeting with a wider notification range.

Sabrina Bordone, Planner II, City of Markham, gave a brief overview of the original proposal for 550 residential units, and advised that the proponent has changed (formerly Metropia, now Valleymede Building AMA Corporation). The proposal has also been revised to eliminate the 12 storey building and reduce the total unit count to 423.

4. Applicant Presentation

Kristy Shortall of MMM Group, representing Valleymede, made a presentation and explained the site location, the current planning status, and the revised concept plan that eliminates the 12 storey mixed use building at the corner, provides additional parkland and pedestrian connections, and a total of 423 units. Ms. Shortall discussed the setbacks, landscaping, condominium ownership, green initiatives, and the limited access from 14th Avenue and McCowan Road. The proposed density has been reduced, which the applicant considers appropriate for this transition area and that will support existing and proposed transit. Commercial uses are still being considered. Concept elevation drawings were displayed and it was noted that the units will be oriented back-to-back.

The Committee questioned the road connections to the west and Ms. Shortall advised that only pedestrian connections will be provided to the west. The entrance on 14th Avenue will be right-in, right-out, and the entrance on McCowan Road will be signalized. A traffic study has been submitted and will be amended to address the revised proposal.

The Committee noted concerns for traffic impacts on the school across McCowan Road, and for integration with the development of two separate parcels to the north. Staff indicated a comprehensive plan is recommended, to connect the roads, access points, parkland development, and servicing. Traffic studies and other issues will be reviewed comprehensively. Ms. Shortall advised that the subject landowner has been in talks with the other landowners to the north, but that the applicant has no control over when these lands will be brought forward for development.

5. Deputations

The following members of the public spoke regarding this matter:

Rohit Thaker
Mark Wong
Khoi Do
Hazel Smith
Angelo Sipidias
Jimmy Ooi
Dave Jaggernath
Kamal Singh
Teresa Fontaine
Gar Lok
Yu Zhang

Narinder Channa
Damian Hitchins

Their concerns and comments related to:

Traffic and congestion

- increased traffic and bus congestion
- impact on traffic flow at the intersection of 14th Avenue and McCowan Road
- the residents need to understand the traffic report and calculations
- nearby community centre at Middlefield will add to traffic and density
- widening 14th Avenue and McCowan Road to accommodate increased traffic
- objection to the extension of Weeden Road

Impacts to neighbourhood

- provision of services (i.e. doctors office) to accommodate additional residents
- impact on value of existing houses
- impact on the privacy of the existing yards
- impact on neighbourhood peace and quiet
- economic and environmental impacts for Markham
- the number of parking spaces and where visitors would park
- extra visitors might park on the street in front of existing houses
- prefer parkland, mature trees and walkways instead of development and cars

Safety

- safety concerns for children with respect to increased traffic
- the high rise building across from the school would be a safety concern
- how will the right-in, right-out access be enforced

Density

- high density development should be built in open areas, not in already congested areas
- revised density is still too high and there are still too many units proposed
- the area should remain as a suburban neighbourhood - urban development should occur in the downtown Markham core

Adjacent developments

- clarification of what is proposed for the other two development properties to the north
- would this development set a precedent for the other two properties

The residents also questioned why the proposed condo units are being marketed before being approved. The applicants advised that such actions were not authorized.

Ms. Shortall responded to many of the comments and questions regarding the traffic impact study recommendations; proposed rapid-transit corridor and required population to support it; the intention to develop comprehensively with the two properties to the north; the infill intensification required to meet Markham's growth targets; 506 parking stalls are provided including underground and visitor spaces; the right-in, right-out access will be enforced by the curb design; and the economic impacts will be minimal, as the Condo Board will maintain the roads, not city taxes.

Ms. Shortall advised that the plan has been revised in response to feedback from the April 2013 meeting. The proposal provides a variety of high-end housing products that will not negatively impact nearby property values and will accommodate the residents wishing to remain in the community through various life style phases.

The Committee requested further information regarding units per hectare, relative to the communities to the west and to the south-east.

The Ward Councillors thanked the residents for their attendance and input and advised that further meetings will be held on this proposal if it goes forward.

A petition was submitted by Dave Jaggernath with 232 signatures, in objection to the original proposal. It will be formally brought forward at the appropriate time.

6. Next Steps

Staff summarized that a full review of the new proposal, the updated traffic study, and outstanding issues will be done once the revised proposal is formally received. A preliminary report will be prepared for the Development Services Committee prior to determining the next steps.

7. Adjournment

The Milliken Mills Subcommittee adjourned at 9:00 p.m.