



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
MAY 21, 2013 - 7:00 p.m.
Council Chamber
Meeting No. 8

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi

Rino Mostacci, Director of Planning and Urban Design
Stephen Corr, Planner
Scott Heaslip, Senior Project Coordinator
Richard Kendall, Manager, Central District
Brian Lee, Senior Manager, Development
Engineering and Transportation
Joseph Palmisano, Sr. Transportation Engineer
Tom Villella, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Regional Councillor Gord Landon
Councillor Alex Chiu

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Logan Kanapathi disclosed an interest with respect to Item #1 and Item # 2, the proposed General Zoning By-Law Amendments, by nature of his wife operating a medical clinic, and did not take part in the discussion of, or vote on the question of the approval of this matter.

**1. PRELIMINARY REPORT
UPDATE AND CONSOLIDATION
OF ZONING BY-LAW 177-96
PR 11 128536 (10.5)**

[Report \(Draft Zoning By-law 177-96 and Consolidation document\).](#)

Councillor Logan Kanapathi disclosed an interest with respect to Item # 1, the proposed General Zoning By-Law Amendments, by nature of his wife operating a medical clinic, 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 a City-initiated Amendment to Zoning By-law 177-96. The intent of the amendment is to improve the By-law's effectiveness, and in some cases add some flexibility in order to reduce the need for variances and zoning exceptions in the future (PR 11 128536).

The Committee Clerk advised that 28 notices were mailed on May 1, 2013, and a Public Meeting notice was posted in the May 2, 2013 edition of the local papers. Two written submissions were received regarding this proposal.

Staff gave a brief overview of the comprehensive Zoning By-law 177-96 consolidation project and introduced Nick McDonald of Meridian Planning, consultant for the City of Markham. Mr. McDonald gave a presentation regarding the purpose of the proposal, the components of the update process, and next steps. Approximately 160 amendments are being proposed, such as updates to definitions, provisions dealing with driveway widths, barrier-free access, lot area standards in the R1 zone, and porch heights, among many other revisions.

Tanya Holme made a deputation regarding the restriction of medical offices in industrial zones and requested the permissions be more flexible for professional offices in the Main Street area. Staff will follow up on this issue.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Don Hamilton

- 1) That the deputation by Tanya Holme regarding By-law 177-96 be received; and,**
- 2) That the written submissions by Doris Cheng, Toronto and Region Conservation Authority, Adam McDonald, York Catholic District School Board and Vania Ottoborgo of Holborn Property Investments Inc. on behalf of 1659139 Ontario Inc., be received; and,**
- 3) That the Development Services Commission report dated April 23, 2013 entitled "PRELIMINARY REPORT – Update and Consolidation of Zoning By-law 177-96, File Number: PR 11 128536" be received; and,

- 4) That the record of the Public Meeting held on May 21, 2013, with respect to the proposed Update and Consolidation of Zoning By-law 177-96 (PR 11 128536) be received; and,
- 5) That the Zoning By-law Amendment application (PR 11 128536) to amend Zoning By-law 177-96, as amended, be approved; and further,
- 6) That the proposed amendment to Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
PROPOSED GENERAL ZONING BY-LAW AMENDMENTS
RESPECTING VARIOUS PROVISIONS IN THE CITY OF MARKHAM
ZONING BY-LAWS (ZA 12-109460), SUPPLEMENTARY INFORMATION (10.5)
[Report](#)**

Councillor Logan Kanapathi disclosed an interest with respect to Item # 2, the proposed General Zoning By-Law Amendments, by nature of his wife operating a medical clinic, 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 a City initiated General Zoning By-law Amendments respecting various provisions in the City of Markham Zoning By-laws (ZA 12 107844 and ZA 12 109460).

The Committee Clerk advised that 28 notices were mailed on May 1, 2013, and a Public Meeting notice was posted in the May 2, 2013 edition of the local papers. One written submission was received regarding this proposal.

Staff gave a brief overview of the comprehensive Zoning By-law 177-96 consolidation project and introduced Nick McDonald of Meridian Planning, consultant for the City of Markham. Mr. McDonald gave a presentation regarding the purpose of the proposal to provide consistency in standards across the City, and outlined the proposed housekeeping changes such as permissions for medical offices, accessibility parking requirements, parking standards, and updated definitions among other changes.

The Committee questioned updating permissions for shooting galleries, when there are none in existence in Markham. Parking standards were discussed in relation to various uses and traffic statistics, particularly the difference between a medical office and a clinic. Restaurant parking within plazas was not addressed in this review, and it was noted for future evaluation.

The Committee discussed placement of accessibility parking spaces and requested that signs be posted high above the ground for clear visibility. Staff advised that these are site plan control and sign by-law issues.

Revised standards will not be retroactive but will apply if a property is redeveloped.

There were no comments from the audience with respect to this application. Staff noted concerns from a resident regarding the Consolidation of By-law 177-96 that may be addressed in this proposal.

Moved by: Councillor Don Hamilton
Seconded by: Regional Councillor Joe Li

- 1) **That the written submission by Doris Cheng, Toronto and Region Conservation Authority, be received; and,**
- 1) That the Development Services Commission report dated February 21, 2012 entitled “PRELIMINARY REPORT – Proposed Amendments to Zoning By-law 28-97, as amended, Respecting Parking Provisions in the Town of Markham, File Number ZA 12-107844”, the Development Services Commission report dated June 12, 2012 entitled “PRELIMINARY REPORT – Proposed General Zoning By-law Amendments respecting Various Provisions in the Town of Markham Zoning By-laws, File Number ZA 12-109460”, and the Development Services Commission report dated April 23, 2013 entitled “PRELIMINARY REPORT – Proposed General Zoning By-law Amendments respecting Various Provisions in the City of Markham Zoning By-laws, File Number ZA 12-109460, Supplementary Information”, all be received; and;
- 2) That the record of the Public Meeting held on May 21, 2013, with respect to the proposed General Zoning By-law Amendments respecting Various Provisions in the City of Markham Zoning By-laws (ZA 12 107844 and ZA 12 109460), be received; and further,
- 3) That the Zoning By-law Amendment applications (ZA 12 107844 and ZA 12 109460) to amend the City of Markham Zoning By-laws, be referred back to staff for a report and recommendation.

CARRIED

**3. PRELIMINARY REPORT
SHERIDAN NURSERIES LIMITED
4077/4101 HIGHWAY 7
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND REZONING TO PERMIT A MIXED-USE DEVELOPMENT
(SU 12 111289 AND ZA 12 111289) (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Sheridan Nurseries Ltd. for draft plan of subdivision and rezoning to permit a mixed use development (SU 12 111289 and ZA 12 111289).

The Committee Clerk advised that 2775 notices were mailed on May 1, 2013, and a Public Meeting sign was posted on April 30, 2013. Notice was also posted in the May 2, 2013 edition of the local papers. Eleven written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, including the completion of the Precinct Plan, traffic studies, and servicing allocation. The Committee discussed the road alignment with adjacent development

Victor Lind and consultants representing the applicant gave a more detailed presentation on the proposal, the evolution of development on the site and in the area, treatment of the woodlot, alignment of the roadway, and transit and pedestrian connectivity.

John Cowle of Arcorp Architecture Inc. discussed urban design issues and the provision of a significant public park within the site as well as a landmark building at the connection point to the mobility hub.

Paul Nodwell and Mark Schollen of Schollen & Company Inc. discussed the open space system, including the proposed public park, the Rouge Valley lands, and streetscapes. The Committee requested a copy of the context map extending from Warden Avenue.

Principals of Sheridan Nurseries Limited were also in attendance.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) **That the written submissions from Paul Young (2), Lucia Ng, John Filiberti, Mohamed Maherali, Zina Maher, Karen Gullason, Peter Lee, Florence and Dominic Chung, T. Zigomanis, and Edward Ian, be received; and,**
- 2) That the Development Services Commission report dated December 11, 2012, entitled "Sheridan Nurseries Limited, Applications for draft plan of subdivision and rezoning to permit a mixed-use development," be received; and,
- 3) That the Record of the Public Meeting held on May 21, 2013 with respect to the applications by Sheridan Nurseries Limited for draft plan of subdivision and rezoning, and to consult stakeholders on the planning and design of the proposed extension of Rougeside Promenade across the subject property under the Municipal Class Environmental Assessment, 2011, be received; and,

- 4) That draft plan of subdivision application (SU 12 111289) and zoning by-law amendment application (ZA 12 111289) be referred back to staff for a report and recommendation; and further,
- 5) 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 8:50 PM.

Alternate formats for this document are available upon request.
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