



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**APRIL 23, 2013 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 6**

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**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 Logan Kanapathi  
Councillor Alex Chiu

Jim Baird, Commissioner of Development Services  
Murray Boyce, Senior Policy Coordinator  
Alan Brown, Director of Engineering  
Lilli Duoba, Senior Project Coordinator  
Regan Hutcheson, Manager, Heritage Planning  
Teema Kanji, Senior Project Coordinator  
Richard Kendall, Manager, Central District  
Rino Mostacci, Director of Planning and Urban Design  
Tom Villella, Senior Project Coordinator  
Marg Wouters, Senior Manager, Policy and Research  
Kitty Bavington, Council/Committee Coordinator

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. DRAFT OFFICIAL PLAN 2012  
PUBLIC CONSULTATION OVERVIEW (10.0)**

[Report](#) [Figure 1](#) [Appendix A](#) [Appendix B](#) [Appendix C](#) [Appendix D](#)  
[Communications - DSC Mar. 19](#) [Communications - DSC Apr. 9](#)

The Public Meeting this date was to allow for comments to be provided on the City of Markham's Draft Official Plan.

502 notices were mailed on April 3, 2013.

Notice was posted in the Liberal and Economist & Sun on March 21 & 28, April 4, 11 & 18 and in the Economist on April 20, 2013. Notice is posted on the Markham web page.

Approximately 90 written submissions were received prior to, and during the meeting.

Jim Baird, Commissioner of Development Services, introduced this matter and gave a brief overview of the project.

Marg Wouters, Senior Manager, Policy and Research, gave a presentation regarding the draft new Official Plan, outlining the process to date, the issues to be addressed, site-specific redesignation requests, and next steps. The new OP is anticipated to be before Council for adoption in June, 2013, followed by submission to York Region for approval. Staff will be working through and responding to the correspondence received.

John Gladki of Gladki Planning Associates, Consultant for the City of Markham, was in attendance to answer any questions.

Annik Forristal, McMillan LLP, on behalf of York Region Condominium Corporation No. 890 (Pacific Mall), discussed the designation of the property with respect to current restrictions on high density uses and building heights.

Paul Johnston, Johnston Litanski Ltd., representing Shouldice Hospital, requested redesignation to permit mid-rise heights for higher density, as the owners do not wish to continue with the current institutional use.

Bruce Thom, representing Majorwood Development Inc. in the Highway 404 area, discussed the zoning permissions for a wide range of service uses, and objected to the current proposal for a roadway through their land.

Ronald Lynn, representing the Grace Gospel Church at Major Mackenzie Drive west of McCowan Road, requested that their land be included within the urban boundary, and that mixed uses as well as a place of worship be permitted.

Cynthia Hiatt expressed concern for the high-rise areas being built so close to roadways and restricting future road expansion.

Sam Orrico stated that he is interested in the process and can offer his experience.

Catherine Lyons of Goodmans LLP, representing the Kennedy Landowner Group, referred to their written submissions and ongoing work with staff. Ms. Lyons requested another opportunity to review the draft plan before it is adopted.

Paul Stagl of Opus Management and Jeffrey Seider of MMM Group, both representing the Remington Group, gave a PowerPoint presentation requesting redesignation of land at 14<sup>th</sup> Avenue and Middlefield Road, with respect to employment uses. They discussed conflicts between residential and industrial uses, and provided a written submission.

John Genest of Malone Givens Parsons, representing Box Grove Hill Developments, referenced his written submission and requested that certain lands in the Copper Creek Drive and Don Cousens Parkway area be designated for a mix of residential and employment use. Mr. Genest discussed the development of the block east of Don Cousens Parkway in relation to the uncertain timing of the transit hub.

Toinette Bezant, on behalf of the Bayview Glen Residents Association, expressed concern for the repeal of the Thornhill Secondary Plan. Ms. Bezant stated that infrastructure remediation and flood protection are needed in Thornhill. Comments were also provided regarding infill development, the reclassification of Lauraleaf to a minor collector road, drainage connections to Toronto, and including flood vulnerable areas in the TRCA map (Appendix A). Staff responded that the Secondary Plan policies that still apply will be included within the new plan.

Tom Han, representing the South Unionville Residents Forum (SURF) provided a PowerPoint presentation and spoke about parkland issues, stating his opposition to cash-in-lieu dedication for high-rise buildings. Staff confirmed that there is a strategy in place to provide 100% of the parkland requirement in South Unionville. The Committee clarified that all cash-in-lieu funds are held in reserves for parkland purposes only. Mr. Han provided a written copy of his statement.

Marg Wouters summarized the next steps. Site-specific requests for employment land conversion will be addressed in May and the new Official Plan will be released for public review prior to adoption by Council, anticipated in June. The Committee requested an update on staffs' responses to the written submission, and staff advised that a summary chart providing the resolution for each submission is being compiled. The summary will be placed online when prepared.

Staff responded to questions from the Committee regarding affordable housing, advising that current Official Plan policies will be carried forward for second suites, however zoning provisions to reflect these policies will be coming before Council in the future.

Moved by: Mayor Frank Scarpitti

Seconded by: Regional Councillor Gord Landon

- 1) That submissions received from Brian Gordon, Marilyn Ginsburg, Alena Gotz, Howard Shore, Maria Gatzios on behalf of landowners in the 404 North Secondary Plan and on behalf of 8 Steelcase Holding Corporation, Matthew Cory on behalf of the Dorsay Development Corporation, Rosemarie Humphries on behalf of Terra Gold (McCowan) Properties Inc. (2), Patricia Foran on behalf of Lindvest (Cornell) Limited and on behalf of Angelico Investments Inc., Jim Kirk on behalf of Unionville Montessori School and on behalf of LBS Group, and on behalf of York Downs Golf and Country Club, Bill Haley, Tom Han of the South Unionville Residents Forum (2), Michael Baker of Majorwood Developments Inc., Anna Maria Colangelo Dimilta, Reid McAlpine on behalf of the Unionville Villagers Association (2), Roy Mason on behalf of Upper Unionville Inc., Brian Brewer of Unionville Ratepayers Association, David B. MacLachlan on behalf of Angus Glen North West Inc., Dominic Dimilta, Peter Swinton on behalf of Forest Bay Homes Ltd. and the Dimilta Bros., Nick Pileggi on behalf of IBM and on behalf of Times Group Corp, Sandra Wiles on behalf of Clera Holdings and on behalf of 467449 Ontario Limited, Afzal Khan, Cynthia Frankow, Mac Ahmed, Ray Wong, Claudia Ferryman, Michelle Lewis and Kevin O'Neil, Yanan Song, John P. Genest on behalf of Box Grove Hill Dev Inc., Danny Liao, Mary Flynn-Guglietti on behalf of York Region Condominium Corp 890, Sophie Wong, Donald F. Given on behalf of Buttonville Properties; Michael Larkin on behalf of Memorial Gardens Canada

Limited, Paula & Hafiz Khan, Kathiravetpillai Kandiah, Tony Ghanbari, Eldon C. Theodore on behalf of Mon Sheong Foundation and on behalf of Frangian Holdings, Stephen Bhiri, Yvette Ashegh, Ketan Patel, Sharmini Subramaniam, Luminita Costache and Liviu Costache, Tanya Johnson, Edward Arde, Herve Lacheray, Tom Farrar, Tiana Knight, Sugumar Vivekanandasothy, Catherine Lyons on behalf of Kennedy McCowan Landowners Group, Marc Beauchemin, Bill Haley on behalf of Thornlea Development Area, Tracy Stuart, Mike Czystochowski on behalf of CBRE Limited, Bob Forhan representing Romandale Farms Ltd. and on behalf of King David Inc. and on behalf of Cathedral Town Ltd., Tony Volpentesta on behalf of Lindvest Properties (Cornell) Limited, Donald Given on behalf of North Markham Landowners Group, Stephen D'Agostino representing McCowan-48 Owners Colebay etc.(2), Edward Terry for Loblaw Properties Limited, Susan Rosenthal for 775377 Ontario Ltd. and on behalf of Dorsay Developments Inc., Vania Ottoorgo for 1659139 Ontario Inc., Audrey Johnson, Ryan Guetter for 2355465 Ontario Inc., Paul Stagl and Jeffrey Seider representing the Remington Group, Robert Jarvis for Kennedy Corners Realty Inc., and Toinette Bezant, for the Bayview Glen Residents Association, be received and referred to staff; and,

- 2) That the deputations by Annik Forristal on behalf of York Region Condominium Corporation No. 890, Paul Johnston representing Shouldice Hospital, Bruce Thom representing Majorwood Development Inc., Ronald Lynn representing the Grace Gospel Church, Cynthia Hiatt, Sam Orrico, Catherine Lyons representing the Kennedy Landowner Group, Paul Stagl and Jeffrey Seider representing the Remington Group, John Genest representing Box Grove Hill Developments, Toinette Bezant, on behalf of the Bayview Glen Residents Association, and Tom Han, representing the South Unionville Residents Forum be received and referred to staff; and,
- 3) That the Development Services Committee report dated March 19, 2013 entitled "Draft Official Plan 2012 Public Consultation Overview" be received; and,
- 4) That the record of the public meeting on April 23, 2013 with respect to the City of Markham Draft Official Plan be received; and,
- 5) That staff report back to Development Services Committee on the comments received regarding the City of Markham Draft Official Plan and make final recommendations on the City of Markham Official Plan; and further,
- 6) 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 8:30 PM.

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