



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
APRIL 9, 2013 - 7:00 p.m.
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	Ron Blake, Manager, West District
Deputy Mayor Jack Heath	Sabrina Bordone, Planner
Councillor Valerie Burke	Rick Cefaratti, Planner
Councillor Howard Shore	Stephen Kitagawa, Senior Planner
Councillor Don Hamilton	Brian Lee, Senior Manager, Development Engineering & Transportation
Councillor Carolina Moretti	Dave Miller, Manager, East District
Councillor Colin Campbell	Rino Mostacci, Director of Planning and Urban Design
Councillor Alan Ho	Rosanna Punit, Planner
Councillor Logan Kanapathi	Kitty Bavington, Council/Committee Coordinator
Councillor Alex Chiu	

Regrets

Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

- 1. PRELIMINARY REPORT**
2271850 ONTARIO LIMITED
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT
FIVE ADDITIONAL TOWNHOUSE UNITS
(TOTAL 24 UNITS) IN BLOCK 93, PLAN 65M-4328
(ZA 12 129209 & SC 12 129209) (10.5, 10.6)
[Report](#)

The Public Meeting this date was to consider an application submitted by 2271850 Ontario Limited for Zoning By-law Amendment and Site Plan Approval to permit five additional townhouse units (total 24 units) in Block 93, Plan 65M-4328 (ZA 12 129209 & SC 12 129209).

The Committee Clerk advised that 63 notices were mailed on March 20, 2013, 2013, and a Public Meeting sign was posted on March 19, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Maria Gatzios, representing the applicant, provided further details and responded to questions. Ms. Gatzios advised that at the site plan stage, it was recognized that the five extra units could be accommodated on the property. The Committee directed staff to consider a reduction of the expanse of roadway on the private site, the addition of a round-about, the location of snow storage, and the parkland dedication calculations.

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

Moved by: Councillor Alan Ho

Seconded by: Councillor Alex Chiu

- 1) That the Development Services Commission report dated February 5, 2012 entitled “PRELIMINARY REPORT, 2271850 Ontario Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit five additional townhouse units (total 24 units) in Block 93, Plan 65M-4328” be received; and,
- 2) That the record of the Public Meeting held on April 9, 2013 with respect to the proposed Zoning By-law Amendment by 2271850 Ontario Limited, to permit five additional townhouse units (total 24 units) in Block 93, Plan 65M-4328 be received; and,
- 3) That the Zoning By-law Amendment (ZA 12 129209) by 2271850 Ontario Limited, to amend the Zoning By-law 177-96, as amended, be approved; and further,
- 4) That the proposed amendment to the Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
WISMER COMMONS DEVELOPERS GROUP
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT RESIDENTIAL USES
NORTH OF FRED MCLAREN BLVD.
SOUTH OF HAMMERSLY BLVD.
WEST OF ROY RAINEY AVENUE
(ZA.12-113883) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Wismer Commons Developers Group for Zoning By-law Amendment to permit residential uses, North of Fred McLaren Blvd., South of Hammersly Blvd., West of Roy Rainey Avenue (ZA 12 113883).

The Committee Clerk advised that 139 notices were mailed on March 20, 2013, and a Public Meeting sign was posted on March 19, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Tanya Roman, representing the applicant, provided additional background information and details, advising that the proposal is to accommodate a land exchange.

The Committee discussed ways to delegate authority and streamline the approval process for such minor applications. Staff will review options.

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

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Colin Campbell

- 1) That the report dated November 20, 2012, entitled "Preliminary Report, Wismer Commons Developers Group, Application for Zoning By-law Amendment to permit residential uses, North of Fred McLaren Blvd., south of Hammersly Blvd., west of Roy Rainey Ave, File Number: ZA.12-113883", be received; and,
- 2) That the record of the Public Meeting held on April 9th, 2013, with respect to the proposed amendment to the Zoning By-law be received; and,
- 3) That the application by Wismer Commons Developers Group to amend the City's by-law 177-96, as amended, be approved; and,
- 4) That the proposed amendment to the City's Zoning By-law 177-96, as amended, be enacted without further notice; and,
- 5) That upon approval of the Wismer Commons Developers Group application, the lands described as Parts 2, 3, 4 and 5, Plan 65 R-29152 be declared surplus to City purposes pursuant to By-law 178-96 and conveyed to the Wismer Commons Developers Group in accordance with the Consent and Release Agreement dated July 30, 2003 between the City and the Wismer Markham Developments Inc and Lazo Mikijelj (Trustee of the Wismer Commons Developers Group); and further,
- 6) That servicing allocation for 4 single detached units (14.8 population) be granted to the Wismer Commons Developers Group from the total allocation from the Wismer Commons Secondary Plan, assigned in accordance with the June 26, 2012 Servicing Allocation Report.

CARRIED

**3. PRELIMINARY REPORT
TBD (PLAN B HOMES INC.)
ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION
TO PERMIT THE DEVELOPMENT OF 9 SINGLE DETACHED
DWELLINGS AT 6827 14TH AVENUE
(ZA 12 127915 & SU 12 127915) (10.5 AND 10.7)**
[Report](#)

The Public Meeting this date was to consider an application by Plan B Homes Inc. for Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of 9 single detached dwellings at 6827 14th Avenue (ZA 12 127915 and SU 12 127915).

The Committee Clerk advised that 110 notices were mailed on March 20, 2013, and two Public Meeting signs were posted on March 18, 2013. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Dimitri Pagratis, EMC Group Ltd., representing the applicant, provided additional details and responded to questions. It was noted that a community meeting had been held by the Ward Councillor.

The Committee discussed the provision of parkland through the Developers Group, and requested further information on the servicing for the subject property and on the connections for houses in the area. The applicant will respond back regarding servicing on the subject lands.

John Williams, representing Adriana Di Lisi, adjacent property owner to the east, referred to correspondence received from Ms. Di Lisi. Mr. Williams suggested that the Di Lisi property is similar in size to the subject land and comprehensive development of both properties would be beneficial, to address future road issues. The lands to the east may also need to be considered.

Cindy Fedorak, owner of the property to the west, provided background information on the development of the subject land and the lands to the south, with respect to the increased grade and the required provision of a retaining wall. Ms. Fedorak displayed several photographs to illustrate grading challenges and flooding to her property. The subject property is currently at the same grade, except at the south end, and Ms. Fedorak requested assurances that there would be no grade changes that would aggravate the situation. A written copy of the deputation was provided. Staff will review the situation and report back.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alex Chiu

- 1) **That the written submissions by Box Grove Developers Group Inc., Adriana Di Lisi (2), and Cindy Fedorak, regarding the proposal by TBD (Plan B Homes Inc.) be received; and,**

- 2) **That the deputations by John Williams and Cindy Fedorak, regarding the proposal by TBD (Plan B Homes Inc.) be received; and,**
- 3) That the report titled "PRELIMINARY REPORT, TBD (Plan B Homes Inc.), Zoning Amendment and Draft Plan of Subdivision to permit the development of 9 single detached dwellings at 6827 14th Avenue, Files: ZA 12 127915 & SU 12 127915," dated November 6, 2012," dated January 22, 2013 be received; and,
- 4) That the Record of the Public Meeting held on April 9, 2013, with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision, be received; and further,
- 5) That the application by Plan B Homes Inc., to permit the development of 9 single detached dwellings at 6827 14th Avenue, Files: ZA 12 127915 & SU 12 127915, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**4. PRELIMINARY REPORT
METROPIA (MARKHAM) GP CORPORATION
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A 12 STOREY MIXED-USE BUILDING
AND MULTIPLE UNIT STACKED TOWNHOUSES AT 5112, 5122
AND 5248 14TH AVENUE AND 7768, 7778, 7788 AND 7798 MCCOWAN ROAD
FILES NOS. OP/ZA 12 117316 (10.3 AND 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Metropia (Markham) GP Corporation for Official Plan and Zoning By-law Amendments to permit a 12 storey mixed-use building and multiple unit stacked townhouses at 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road (OP 12 117316 and ZA 12 117316).

The Committee Clerk advised that 110 notices were mailed on March 20, 2013, and two Public Meeting signs were posted on March 19, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Concerns include the proposed density and built form, the proposed parking reduction, and servicing constraints. Ryan Millar, representing the applicant, provided additional information and site plan details, and answered questions from the Committee.

Staff responded to questions regarding the conceptual Master Plan and integrated development of adjacent properties. To date, no formal applications have been received for parcels to the north. The Committee discussed issues regarding the nearby school, the intersection at 14th Avenue and McCowan Road, and tree preservation. Traffic signals are proposed for McCowan Road and Old McCowan Road, pending Regional approval.

The Committee expressed concern for the density, the loss of trees, the lack of green space and public areas in the development, and the range of commercial uses with respect to the provision of parking.

A Councillor requested an opportunity to hold a community information meeting with a wider notification range. It was agreed to refer this matter to the Milliken Mills Sub-committee.

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

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the Development Services Commission report dated March 5, 2013, entitled “Preliminary Report, Metropia (Markham) GP Corporation, Applications for Official Plan and Zoning By-law Amendments to permit a 12 storey mixed-use building and multiple unit stacked townhouses at 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road” be received; and,
- 2) That the Record of the Public Meeting held on April 9, 2013 with respect to the proposed Official Plan and Zoning By-law amendments, be received; and,
- 3) That the applications by Metropia (Markham) GP Corporation for proposed Official Plan and Zoning By-law amendments (OP/ZA 12 117316), be referred back to staff for a report and a recommendation; and
- 4) **That the application be referred to the Milliken Mills Sub-committee, and that the Ward 7 and 8 Councillors hold a community information meeting with a wider notification range; 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 9:35 PM.

Alternate formats for this document are available upon request.
