



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**JUNE 19 and 20, 2012 - 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 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

Andy Taylor, Chief Administrative Officer  
Ron Blake, Manager, West District  
Rick Cefaratti, Planner  
Geoff Day, Senior Planner  
Scott Heaslip, Senior Project Coordinator  
Richard Kendall,  
Stephen Kitagawa, Senior Planner  
Dave Miller, Manager, East District  
Rino Mostacci, Director of Planning and Urban Design  
Stacia Muradali, Planner II  
Gary Sellars, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Regional Councillor Gord Landon

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Don Hamilton assumed the Chair briefly during Item No. 5.

At 11:35 p.m., Council passed a motion to waive Section 3.28 of Procedural By-law 2001-1 allowing the meeting to continue further than 12:01 a.m. on June 20, 2012. The motion moved by Councillor Carolina Moretti and seconded by Councillor Logan Kanapathi was carried by two-thirds vote of the Members present.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. WISMER COMMONS DEVELOPERS GROUP INC.  
117 MINGAY AVENUE  
DRAFT PLAN OF SUBDIVISION TO PERMIT  
SINGLE DETACHED, SEMI-DETACHED AND TOWNHOUSE UNITS  
(SU 11 131035) (10.7)**  
[Report](#)

The Public Meeting this date was to consider an application an application by Wismer Commons Developers Group Inc. for Draft Plan of Subdivision to permit the development of single detached, semi-detached and townhouse units, at 117 Mingay Avenue (SU 11 131035).

The Committee Clerk advised that 236 notices were mailed on May 30, 2012, and a Public Meeting sign was posted on May 29, 2012. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Committee discussed parkland dedication requirements, and the process for disposition of surplus school lands. Staff confirmed sufficient parkland dedication for the area population is provided. The Ward Councillor advised that a community meeting had been held early in the process, and resulted in the resolution of issues relating to fencing and maintenance of the vacant land.

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

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

- 1) That written submissions from BR/Ling Zhang, Zhaoshan Liu and Annie Yu, and Michelle Hope, regarding the application by Wismer Commons Developers Group for 117 Mingay Avenue, be received; and,**
- 2) That the report titled “PRELIMINARY REPORT, Wismer Commons Developers Group Inc., Draft Plan of Subdivision, to permit the development of single detached, semi-detached and townhouse units, on the subject lands at 117 Mingay Avenue, File SU 11 131035” dated May 8, 2012 be received; and,
- 3) That the Record of the Public Meeting held on June 19, 2012, with respect to the proposed Draft Plan of Subdivision, be received; and further,
- 4) That the application by Wismer Commons Developers Group Inc., Draft Plan of Subdivision, to permit the development of single detached, semi-detached and townhouse units at 117 Mingay Avenue, File SU 11 131035, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**2. 211 LANGSTAFF ROAD  
APPLICATIONS BY THE CATHOLIC CEMETERIES  
ARCHDIOCESE OF TORONTO FOR A  
ZONING BY-LAW AMENDMENT AND  
SITE PLAN APPROVAL TO PERMIT A  
4,562 M<sup>2</sup> (49,107 FT<sup>2</sup>) FUNERAL HOME  
(ZA 12-129743) (10.5 & 10.6)**  
[Report](#)

The Public Meeting this date was to consider an application by Catholic Cemeteries Archdiocese of Toronto to amend Zoning By-law 2150, as amended, to permit a funeral home at 211 Langstaff Road (ZA 12-129743).

The Committee Clerk advised that 269 notices were mailed on May 30, 2012, and a Public Meeting sign was posted on May 18, 2012. Eight written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Mike Everard of Augusta National Inc., representing the Catholic Cemeteries Archdiocese of Toronto, and Rick Hayes, Executive Director, were in attendance. Mr. Everard spoke to Official Plan and Secondary Plan policies, and pending provincial legislation regarding funeral homes. In response to questions from the Committee, Mr. Everard described the landscaping plan around the parking area and explained the rationale for the proposed location. He advised that parking and traffic studies have been submitted and approved by staff, and that revisions recommended by staff have been accepted by the applicant.

The Committee discussed improvements to Langstaff Road, and requested that detailed landscaping plans with respect to buffering the parking lot to residents to the south, and negotiations on the woodlot on the north side for public ownership be addressed.

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

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Howard Shore

- 1) That written submissions from Frederick Wong, William White, Tien Strauss, Al-  
agha Keumars, Mark Lehmann (2), Hayman Fung and Ellen Mok-Fung, So Kim  
Ping and Wong Wai Kwan, regarding the applications by the Catholic Cemeteries  
Archdiocese of Toronto, be received; and,**
- 2) That the Development Services Commission report dated April 24, 2012, titled  
PRELIMINARY REPORT - 211 Langstaff Road, Applications by the Catholic  
Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan  
Approval to permit a 4,562 m<sup>2</sup> (49,107 ft<sup>2</sup>) funeral home, be received; and,

- 3) That the Record of the Public Meeting held on June 19, 2012, with respect to the applications by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a 4,562 m<sup>2</sup> (49,107 ft<sup>2</sup>) funeral home, be received; and further,
- 4) That the applications by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a 4,562 m<sup>2</sup> (49,107 ft<sup>2</sup>) funeral home, be referred back to staff for a final report and recommendation.

CARRIED

**3. DOVCOM REALTY INC. &  
WISMER MARKHAM DEVELOPMENTS INC.  
ZONING AMENDMENT TO PERMIT AN INCREASE  
IN THE WIDTH OF DRIVEWAYS AND GARAGES ON  
CERTAIN LOTS WITHIN DRAFT PLAN OF SUBDIVISION  
19TM-02009 AND TO PERMIT THE REZONING OF  
PART LOTS TO MATCH THE ZONING OF THE ADJOINING  
PART LOTS WITHIN PHASE 3B AND 4 OF PLAN 19TM-02009  
(ZA-12-113320) (10.5)  
[Report](#)**

The Public Meeting this date was to consider an application by Dovcom Realty Inc. and Wismer Markham Developments Inc. for Zoning By-law Amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009 (ZA 12-113320).

The Committee Clerk advised that 329 notices were mailed on May 30, 2012, and two Public Meeting signs were posted on May 24, 2012. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Committee noted servicing has been allocated, and discussed the driveway width to accommodate parking. The Ward Councillor requested to be involved in the site plan review.

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

Moved by: Councillor Carolina Moretti  
Seconded by: Councillor Don Hamilton

- 1) That the report titled “PRELIMINARY REPORT, Dovcom Realty Inc. & Wismer Markham Developments Inc., Zoning Amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009” dated May 8, 2012, be received; and,
- 2) That the Record of the Public Meeting held on June 19, 2012, with respect to the proposed amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009, be received; and,
- 3) That the application by Dovcom Realty Inc. & Wismer Markham Developments Inc., Zoning Amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009, be approved; and further,
- 4) That the proposed amendment to the Town’s Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**4. 2145312 ONTARIO INC.  
1 STEELCASE ROAD WEST  
WEST OF WOODBINE AVENUE  
SOUTH OF STEELCASE ROAD WEST  
APPLICATIONS FOR OFFICIAL PLAN  
AND ZONING BY-LAW AMENDMENTS TO  
PERMIT A MIXED USE COMMERCIAL DEVELOPMENT  
(OPA AND ZA 12 115839) (10.3, 10.5)**  
[Report](#)

The Public Meeting this date was to consider an application by 2145312 Ontario Inc. for Official Plan and Zoning By-law Amendments to permit a mixed use commercial development at 1 Steelcase Road West (OPA and ZA 12 115839).

The Committee Clerk advised that 30 notices were mailed on May 30, 2012, and four Public Meeting signs were posted on May 24, 2012. One written submissions was received at the Public Meeting regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Peter Smith of Blousfields Inc., Tony Masongsong, and other representatives and consultants representing the applicant, were in attendance. Mr. Smith discussed the unique size and location of the subject property along a major corridor, the proposed uses, phasing, economic benefits, and potential intensification. Mr. Masongsong responded to questions regarding storm water management. Staff advised that storm water and sanitary constraints in the area are being addressed.

Mary Flynn-Guglietti of McMillan LLP, representing the owner of a nearby commercial plaza suggested that the application is in early states and further analysis will be required. Concerns were identified regarding potential increased traffic and economic impacts. Ms. Flynn-Guglietti requested further notification and submitted written comments.

The Committee noted potential traffic congestion and the need for a vision for this corridor and gateway location. It was recommended that the extensive use of glass materials be avoided, and that the Swedish automatic waste collection system be considered for this site.

Moved by: Councillor Alex Chiu  
Seconded by: Councillor Alan Ho

- 1) **That the written submission and deputation by Mary Flynn-Guglietti of McMillan LLP, representing the owner of a nearby property regarding the application by 2145312 Ontario Inc. at 1 Steelcase Road, be received; and,**
- 2) That the report entitled "PRELIMINARY REPORT, 2145312 Ontario Inc., 1 Steelcase Road West, West of Woodbine Avenue, south of Steelcase Road West, Applications for Official Plan and Zoning By-law Amendments to permit a mixed use commercial development, File No.'s: OPA and ZA 12 115839", dated May 8, 2012 be received; and,
- 3) That the Record of the Public Meeting held on June 19, 2012, with respect to the proposed amendments to the Official Plan and Zoning By-law 108-81, as amended, be received; and further,
- 4) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**5. VILLARBOIT DEVELOPMENT CORPORATION  
DRAFT PLAN OF SUBDIVISION, REZONING AND  
SITE PLAN APPLICATIONS TO PERMIT A  
MIXED USE DEVELOPMENT AT THE  
SOUTH-EAST CORNER OF MAJOR MACKENZIE DRIVE  
AND HIGHWAY 48 (9999 HIGHWAY 48)  
(SU, ZA & SC 12 134590) (10.7, 10.5, 10.6)**  
[Report](#)

The Public Meeting this date was to consider an application by Villarboit Development Corporation for Zoning By-law Amendment to permit a mixed use centre located at 9999 Highway 48 (ZA 07 134590).

The Committee Clerk advised that 102 notices were mailed on May 30, 2012, and two Public Meeting signs were posted on May 31, 2012. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Alan Windrum representing the applicant, Villarboit Development Corp., was in attendance.

Annette Cacorovski referred to her written submission and discussed the extensive paving and impacts to Mount Joy Creek and Swan Lake, questioning if environmental studies as well as a shadowing impact study have been done. Ms. Cacorovski considered that the design needs improvement and lacks pedestrian-friendly features.

Joyce Ramer stated her objection to big box development and the large parking lot, and commented on the need for design improvements with respect to green space and pedestrian-friendly features.

Karen Rea stated her objection to the large parking lot and high-rise development, and discussed the increased density is appropriate in proximity to the GO Station. Ms. Rea suggested design improvements to retain the trees and provide greenspace.

Donna Bush discussed the vision for Markham and gave a presentation of design details of the Shoppes at Don Mills and Liberty Village, suggesting improvements to the proposed design.

Karen Rea read a written submission from Phil Richardson, President of Markham Residents for Responsible Community Planning outlining concerns for the size of the development, height, design, uses, and traffic.

Dennis Marengueur stated concerns for traffic congestion and the lack of transit available.

Tupper Wheatley spoke of the large parking lot and encouraged the use of permeable materials. He expressed concern for the protection of the creek, and discussed opportunities to improve the water quality and provide greenspace.

The Committee discussed transit opportunities and expressed agreement that the design requires improvement to create a dynamic development, with public art and unique character. Concern was noted for stormwater issues and protection of the creek.

Councillor Don Hamilton assumed the Chair briefly to allow Regional Councillor Jim Jones to propose amendments to the resolution.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Alan Ho

- 1) **That the written submissions by Annette Cacorosvski and Phil Richardson, President of Markham Residents for Responsible Community Planning, regarding the application by Villarboit Development Corporation, be received; and,**
- 2) **That the deputations by Annette Cacorosvski, Joyce Ramer, Karen Rea, Donna Bush, and Dennis Marengueur regarding the application by Villarboit Development Corporation, be received; and,**
- 3) That the Development Services report dated March 18, 2008 titled "PRELIMINARY REPORT, Villarboit Development Corporation, Application for Zoning By-law Amendment to permit a mixed use centre located at 9999 Highway No. 48, Southeast corner of Highway No. 48 and Major Mackenzie Drive, File No. ZA 07 134590", be received; and,
- 4) That the Memorandum dated May 22<sup>nd</sup>, 2012 titled "Request to schedule a Public Meeting, Villarboit Development Corporation, Draft Plan of Subdivision, Rezoning and Site Plan applications to permit a mixed use development at the south-east corner of Major Mackenzie Drive and Highway 48 (9999 Highway 48), File Nos: SU, ZA & SC 12 134590", be received; and,
- 5) That the Record of the Public Meeting held on June 19, 2012, with respect to the proposed Draft Plan of Subdivision and Amendment to Zoning By-law 88-76, as amended, be received; and,
- 6) That the applications submitted by Villarboit Development Corporation for Draft Plan of Subdivision and to amend Zoning By-law 88-76, as amended, be referred back to staff to complete the review of the applications and for a report and recommendation; and,
- 7) **That the staff report include issues relating to development of the I-Metro-E and Major Mackenzie Station with respect to the proposal by Villarboit Development Corporation; and,**
- 8) **That staff review the design and layout for more contemporary opportunities and that a workshop be held with respect to design features, possibly with community involvement; and further,**
- 9) **That staff undertake a review of the design features of the Shoppes at Don Mills and Liberty Village.**

CARRIED



**6. GEMINI URBAN DESIGN  
(HOUGHTON) CORPORATION  
DRAFT PLAN OF SUBDIVISION  
ZONING AMENDMENT AND  
DRAFT PLAN OF CONDOMINIUM  
TO PERMIT THE DEVELOPMENT OF  
10 SINGLE DETACHED DWELLINGS AT  
11 & 15 HOUGHTON BOULEVARD & 55 JOSEPH STREET  
(SU 12 131249, ZA 12 131249 & CU 12 131249) (10.7, 10.5, 10.20)**  
[Report](#)

The Public Meeting this date was to consider an application by Gemini Urban Design (Houghton) Corporation for Draft Plan of Subdivision, Zoning By-law Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings at 11 & 15 Houghton Boulevard and 55 Joseph Street (SU 12 131249, ZA 12 131249 & CU 12 131249).

The Committee Clerk advised that 100 notices were mailed on May 30, 2012, and a Public Meeting sign was posted on May 30, 2012. Three written submissions were received regarding this proposal and one was received at the Public Meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Committee discussed the frontage requirements, the environmental buffer, access easement to the valleylands for Town purposes, and the easement for auxiliary access to the property to the east. Staff confirmed the buffer lands will be conveyed to the Town.

Shannon Bentley displayed a site plan and indicated the impacts to her property immediately west of the subject property with respect to loss of view, side yard privacy, and property values. The Committee reviewed the comparable lot widths for the two properties.

Charlotte Wilson, property owner to the immediate east, suggested the notice time for the Public Meeting is not sufficient, and discussed concerns regarding increased density, parking, traffic, safety issues, and property values. Ms. Wilson noted potential impediments to the access easement across the subject property that would impact the auxiliary access to the rear of her property.

Ken Slater, applicant, confirmed that he intends to honour the easement and advised that amendments have been made in response to staff recommendations. He also clarified that the plans indicate the available building envelope, not the actual proposed building size – the dwellings will be approximately 3-4,000 sq<sup>2</sup>. Staff explained the infill by-law and zoning provisions permit a dwelling of approximately 3,000 sq<sup>2</sup> on a 6,000 sq<sup>2</sup> lot. Mr. Slater agreed to accept setbacks that would ensure appropriately-sized development for the size of the lots.

Scott Bentley suggested the proposed dwellings are too close to the TRCA buffer and to the road, and will have an impact on the streetscape. He also noted potential impacts to the wells and the liability of the applicant in this regard.

Jennifer Churchill, owner of the property at the current end of Houghton Drive, stated that she will be surrounded by the proposed development, and noted concerns for stormwater drainage that currently runs to the vacant land, protection of the mature trees, greenspace, and wildlife. In addition, school children often use the subject property as a short-cut to the school. Ms. Churchill requested low-level lighting, and architecture that contributes to the character of the area. In response to questions from the Committee, Ms. Churchill agreed that additional landscaping and trees would help to protect her privacy.

Robin Banerjee discussed the quality of the neighbourhood, green environment, the presence of wildlife, privacy issues, and the protection of the creek and watershed. He requested attention be given to light pollution and dark sky lighting, and suggested that the condo road be eliminated and the number of units be reduced to five or six. Mr. Banerjee provided a written copy of his statement, photographs of the property, and information on lighting options.

Frank Kolb spoke of the value of the area, and the potential impacts to the existing hedge.

Karen Rea stated opposition to large homes on small lots and suggested the number of houses be reduced.

James Reininger, abutting property owner, expressed concern for stormwater, flooding, erosion, and impacts to the Mount Joy Creek. He questioned the location of the sewers and the implications of the condo road as opposed to a Town road. Staff responded that condo roads are generally narrower, however they can accommodate servicing and stormwater, while Town roads are wider but may not be in keeping with the character of the village.

The Committee commented on the unique character of Markham Village and the opportunity to design unique infill housing, and endorsed referring this application back to staff for further review. Other comments included conveyance of the buffer lands to the Town, the location of the fence, and visitor parking.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Carolina Moretti

- 1) **That the written submissions by Charlotte and Cameron Wilson, Anne Benedetti of Goodmans representing Cameron Wilson, Rob and Darlene Munro, and Robin Banerjee, regarding the applications by Gemini Urban Design on Houghton Blvd. and Joseph Street, be received; and,**
- 2) **That the depositions by Shannon Bentley, Charlotte Wilson, Ken Slatter, Scott Bentley, Jennifer Churchill, Robin Banerjee, Frank Kolb, Karen Rea, and James Reininger regarding the applications by Gemini Urban Design on Houghton Blvd. and Joseph Street, be received; and,**

- 3) That the report titled "PRELIMINARY REPORT, Gemini Urban Design (Houghton) Corporation, Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings on the subject lands at 11 & 15 Houghton Boulevard & 55 Joseph Street, Files SU 12 131249, ZA 12 131249 & CU 12 131249," dated May 22, 2012 be received; and,
- 4) That the Record of the Public Meeting held on June 19, 2012, with respect to the proposed Draft Plan of Subdivision, Zoning Amendment to the Town of Markham's Zoning By-law 1229, as amended, & Draft Plan of Condominium, be received; and,
- 5) That the applications by Gemini Urban Design (Houghton) Corporation, Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings on the subject lands at 11 & 15 Houghton Boulevard & 55 Joseph Street, Files SU 12 131249, ZA 12 131249 & CU 12 131249, be referred back to staff for a report and recommendation evaluating the proposal; and further,
- 6) **That the Town continue to work diligently with the developer and residents to resolve the issues.**

CARRIED

**7. LINDVEST PROPERTIES (CORNELL) LIMITED  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT  
AND SITE PLAN APPROVAL TO PERMIT  
STACKED TOWNHOUSE DEVELOPMENTS  
ON THREE PARCELS OF LAND AND THE  
REZONING OF SINGLE DETACHED RESIDENTIAL LOTS  
SOUTH OF HIGHWAY 7, EAST OF NINTH LINE  
CORNELL COMMUNITY  
(ZA.11-115332 AND SC.12-115332) (10.5, 10.6)  
[Report](#)**

The Public Meeting this date was to consider an application by Lindvest Properties (Cornell) Limited for Zoning By-law Amendment and Site Plan Approval to permit stacked townhouse developments on three parcels of land and the rezoning of single detached residential lots, South of Highway 7, east of Ninth Line, Cornell Community (ZA 11-115332 & SC 12-115332).

The Committee Clerk advised that 231 notices were mailed on May 30, 2012, and three Public Meeting signs were posted on May 14, 2012. Eighteen written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Jim Kennedy of KLM Planning Partners Inc. and Rob Nicolucci of RN Design, representing the applicant were in attendance.

Li-Ling Shang spoke of impacts of the proposal on privacy, view, and traffic, and suggested that it would not be compatible with the community.

Petra Talsma spoke of the impact on property values and stated a preference for regular townhouses instead of stacked townhouses.

Elias Peter had questions regarding the parcel of land to the north, and stated concerns for the exit points from the community and traffic congestion. He stated a preference for low-rise dwellings. Clarification was provided that the parcel of land is owned by the Town and is being added to the parkette.

Andrea Bresse expressed concern for traffic congestion, and the lack of exit points from the community, particularly in the event that an emergency blocks an exit.

Jean Bresse suggested the notice time for the Public Meeting is not sufficient, considered the number and style of the units are not compatible with the existing single detached units. Ms. Bresse had envisioned shops at this location. Concern was expressed for preservation of the mature trees.

Kara Daniels suggested that notification of this proposal was not sufficient and expressed concern for the increased number of units, traffic congestion, and that new entrance and exit points are not being added. Ms. Daniels requested traffic calming measures and additional park space.

Susan Taylor, President of the Cornell Ratepayers Association spoke of growth and intensification issues and the different plans for the land that had been indicated to the residents. Ms. Taylor stated the main concerns are traffic, exit points, and greenspace, and suggested it would be helpful to see the context of the community to envision the impacts of 244 stacked versus regular units. She recommended a smaller forum with the developer, residents and staff to discuss the next steps.

Thilini Seevakireedam spoke of the impacts of construction and increased dwellings on the neighbourhood, with respect to safety and security for children, and stated that more parks are needed.

Vinay Kirpalaney discussed the meaning of the community and suggestion higher density on Highway 7 instead. Concerns were noted for parking and light pollution.

The Committee discussed the concerns identified regarding parkland, tree preservation, access/exit points, and unit style, and confirmed that the Town will work with the residents and the applicant to resolve the issues. Staff advised of the proposal to create an additional park in Cornell.

Moved by: Councillor Colin Campbell  
Seconded by: Regional Councillor Joe Li

- 1) **That the written submissions by Muriah Umoquit, William Ip, Kelvin Chan, Denise Ho, Brisette Johnson, Peggy Fan, Claudio Gorizzan, Vinay and Rajdeep Kirpalaney, Shana Hajee and Ken Hu, Lisa Abbotangelo, Rob Giannini, Angela Lee, Nitin Kolekar, Bob Ebrahim, Debra Beattie and Ted Nasimok, a Petition with 129 signatures, an on-line petition with 58 names, and a letter from Cornell Markham to Residents regarding the application by Lindvest Properties, south of Highway 7, east of Ninth Line, be received; and,**
- 2) **That the deputations by Li-Ling Shang, Petra Talsma, Elias Peter, Andrea Bresse, Jean Bresse, Kara Daniels, Susan Taylor, President of the Cornell Ratepayers Association, Thilini Seevakireedam, and Vinay Kirpalaney regarding the application by Lindvest Properties, south of Highway 7, east of Ninth Line, be received; and,**
- 3) That the report dated May 8, 2012, entitled “Preliminary Report, Lindvest Properties (Cornell) Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit stacked townhouse developments on three parcels of land and the rezoning of single detached residential lots, South of Highway 7, east of Ninth Line, Cornell Community, File Numbers: ZA.11-115332 and SC.12-115332”, be received; and,
- 4) That the Record of the Public Meeting held on June 19, 2012, with respect to the applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,
- 5) That the applications by Lindvest Properties (Cornell) Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit stacked townhouse developments on three parcels of land and the rezoning of single detached residential lots, South of Highway 7, east of Ninth Line, Cornell Community, File Numbers: ZA.11-115332 and SC.12-115332, be referred back to staff for a report and recommendation.
- 6) **That a Working Group consisting of the Ward Councillor, residents, the developer, and staff be established to discuss issues identified.**

CARRIED

**8. MARKHAM CENTRE DEVELOPMENT CORPORATION  
NORTH SIDE OF ENTERPRISE BOULEVARD,  
WEST OF KENNEDY ROAD  
APPLICATIONS FOR OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENT TO PERMIT  
A HIGH DENSITY RESIDENTIAL DEVELOPMENT  
(OP 08 106659 AND ZA 08 106664) (10.3, 10.5)  
[Report](#) [Attachment](#)**

The Public Meeting this date was to consider an application by Markham Centre Development Corporation for Official Plan and Zoning By-law Amendment to permit a high density residential development (OP 08 106659 & ZA 08 106664).

The Committee Clerk advised that 1941 notices were mailed on May 30, 2012, and a Public Meeting sign was posted on May 29, 2012 and posted in the May 31, 2012 edition of the local papers. Three written submissions were received regarding this proposal and one written statement was received at the Public Meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Peter Smith of Bousfields Inc. and other representatives of the applicant were in attendance. Mr. Smith noted the original application in 2008 and amendments since that time. Sol Wassermuhl of Page + Steele/IBI Group, representing the applicant, gave a brief presentation of the elevations and site plan details. He confirmed that MDEI services would be used, and that removal of retaining wall, as depicted in his presentation, is technically feasible.

The Committee discussed a sufficient buffer for the woodlot, and rectification of flooding in the woodlot. The applicant's consultants advised that the correction of the flooding depends on the development scheme and their intent is to preserve the woodlot ecosystem.

Tupper Wheatley discussed parkland dedication policies and requested adequate parkland be provided. Mr. Wheatley submitted several written questions for staff regarding stormwater management, the woodlot, cash-in-lieu payment, section 37, and other matters. He noted that the woodlot is to be preserved; however the majority of it is not located on the subject property. A written copy of his statement was provided.

The Committee acknowledged that intensification policies provide for parkland to be provided outside of the community. Discussions included protection of Rouge River, minimizing the use of glass materials, and provision of ramps for accessibility.

The Committee indicated support to move the proposal forward, while ensuring control over the development through the site plan and Hold provisions. Staff emphasized that the opportunity for moving forward quickly will require support and cooperation from the applicant. If the Town is satisfied with massing, then other provisions can provide flexibility to finalize the details.

Moved by: Mayor Frank Scarpitti  
Seconded by: Councillor Carolina Moretti

- 1) **That the written submissions by Ami Au-Yeung and Edwin Fong, Kelly Chan, Grace Fong, and Tupper Wheatley regarding the application by Markham Centre Development Corp. for the north side of Enterprise Boulevard, be received; and,**
- 2) **That the deputation by Tupper Wheatley regarding the application by Markham Centre Development Corp. for the north side of Enterprise Boulevard, be received; and,**
- 3) That the Development Services Commission report dated May 22, 2012, entitled "Preliminary Report, Markham Centre Development Corporation, North side of Enterprise Boulevard, west of Kennedy Road, Applications for Official Plan and zoning by-law amendment to permit a high density residential development, Files OP 08 106659 and ZA 08 106664," be received; and,
- 4) That the Record of the Public Meeting held on June 19, 2012 with respect to the proposed amendments, be received; and,
- 5) That the Official Plan Amendment application (OP 08 106659) be approved and the draft Official Plan Amendment be finalized and adopted; and,
- 6) That the zoning by-law amendment application (ZA 08 106664) be approved and the draft zoning by-law amendments be finalized and enacted **on June 26, 2012 if possible, or alternatively, the first Council meeting in September, 2012;** 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 1:23 AM.

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