



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**JANUARY 17, 2012 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 1**

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**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 Gord Landon  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi

Rino Mostacci, Director of Planning and Urban Design  
Anna Henriques, Senior Planner  
Richard Kendall, Manager, Central District  
Stephen Kitagawa, Senior Planner  
Tom Villella, Senior Project Coordinator  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Mayor Frank Scarpitti  
Councillor Carolina Moretti  
Councillor Alex Chiu

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. ARROWDALE DEVELOPMENTS LTD.  
AND BONNYDON LTD.  
5601 MAJOR MACKENZIE DRIVE  
(SU.11-118808 AND ZA.11-118807) (10.7, 10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Arrowdale Developments Ltd./Bonnydon Ltd. for a Draft Plan of Subdivision and Amendment to the Town's Zoning By-laws, south of Major Mackenzie Drive, east of Greenspire Avenue within the Wismer Commons Community (SU.11-118808 & ZA.11-118807).

The Committee Clerk advised that 216 notices were mailed on December 23, 2011, and a Public Meeting sign was posted on December 20, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The traffic study has been submitted and will be reviewed by staff.

There were no comments from the audience with respect to this application. The Committee had comments regarding the traffic study and the completion of the parkette.

Moved by: Regional Councillor Gord Landon

Seconded by: Councillor Alan Ho

- 1) That the report dated October 25, 2011, entitled "Amber Plain Investments Ltd., 5601 Major Mackenzie Drive, File Numbers: SU.11-120547 and ZA.11-120546 and Arrowdale Developments Ltd. and Bonnydon Ltd, 5601 Major Mackenzie Drive, File Numbers: SU.11-118808 and ZA.11-118807", be received; and,
- 2) That the Record of the Public Meeting held on January 17, 2012, with respect to the applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,
- 3) That the applications by Arrowdale Developments Ltd. and Bonnydon Ltd., 5601 Major Mackenzie Drive, File Numbers: SU.11-118808 and ZA.11-118807, be referred back to staff for a report and recommendation.

CARRIED

**2. AMBER PLAIN INVESTMENTS LTD.  
5443, 5521 AND 5565 MAJOR MACKENZIE DRIVE  
(SU.11-120547 AND ZA.11-120546) (10.7, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Amber Plain Investments Limited for Draft Plan of Subdivision and Amendment to the Town's Zoning By-laws, south of Major Mackenzie Drive, east of Roy Rainey Avenue within the Wismer Commons Community (SU.11-120547 & ZA.11-120546).

The Committee Clerk advised that 227 notices were mailed on December 23, 2011, and a Public Meeting sign was posted on December 21, 2011. No written submissions were received regarding this proposal.

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

There were no comments from the audience with respect to this application. The Committee had questions regarding the road pattern.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

- 1) That the report dated October 25, 2011, entitled “Amber Plain Investments Ltd., 5443, 5521 and 5565 Major Mackenzie Drive, File Numbers: SU.11-120547 and ZA.11-120546 and Arrowdale Developments Ltd. and Bonnydon Ltd, 5601 Major Mackenzie Drive, File Numbers: SU.11-118808 and ZA.11-118807”, be received; and,
- 2) That the Record of the Public Meeting held on January 17, 2012, with respect to the applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,
- 3) That the applications by Amber Plain Investments Ltd., 5443, 5521 and 5565 Major Mackenzie Drive, File Numbers: SU.11-120547 and ZA.11-120546, be referred back to staff for a report and recommendation.

CARRIED

**3. HUGHSON DRIVE STUDY AREA PROPOSED  
ZONING BY LAW AMENDMENT  
(SD 10 110091) (10.0)**  
[Report](#) [Attachment](#) [Memo](#)

The Public Meeting this date was to consider a Zoning By-law amendment with new residential zoning standards for the Hughson Drive, Lunar Crescent, Ankara court, Polaris Drive and Athens Drive (west end) area (SD 10 110091).

The Committee Clerk advised that 157 notices were mailed on December 23, 2011, and a Notice was posted in the December 22, 2011 edition of the local newspaper. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff reviewed the background of development in the area, the work of the Unionville Subcommittee Working Group to review the zoning provisions, and the standards endorsed by the Unionville Subcommittee. An Interim Control By-law for the Hughson Drive Study Area will expire February 9, 2012.

Anne Chan spoke against land severances and suggested that the results of the survey are not a decisive enough percentage to make such a fundamental change to the neighbourhood.

Jeremy Tio expressed appreciation to the Subcommittee members for their work on this issue, and requested the side yard setback be reduced.

Chris Fadel, speaking on behalf of Maria Murgaski, a property owner in the study area for over 50 years, stated their support for the provision to sever lots.

Shang Hung Pan stated his support of the recommended zoning standards; however, he requested the side yard setbacks be reconsidered.

Al Ladha, a member of the Working Group, thanked the Subcommittee for their efforts. Mr. Ladha represented 27 property owners who support severances. He requested the side yard setback be reduced to allow flexible built forms, consistent with the 1.5m setback approved for 10 Hughson Drive by the Ontario Municipal Board.

The Committee discussed the extensive consultation process involved, and the difficulty in making a decision in this case. With respect to side yard setbacks, the Committee directed that the requested 1.5m side yard setback be included in the draft by-law, but that this provision be considered further at Council on January 24, 2012, when all members of Council are anticipated to be in attendance. The Chair of the Unionville Subcommittee suggested the Subcommittee Working Group could convene before the Council meeting if necessary. Staff clarified that the flankage setback for corner lots of 2 metres is sufficient, and the issue for consideration is the interior side yard setbacks.

Moved by: Councillor Alan Ho

Seconded by: Councillor Logan Kanapathi

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- 1) That the correspondence from Michael Baranowsky, and Patrick and Catherine Ryan, regarding the proposed Zoning By-law Amendment for the Hughson Drive Study Area, be received; and,
- 2) That the depositions by Anne Chan, Jeremy Tio, Chris Fadel on behalf of Maria Murgaski, Shang Hung Pan, and Al Ladha, regarding the proposed Zoning By-law Amendment for the Hughson Drive Study Area, be received; and,
- 3) That the Development Services Commission report dated January 17, 2012, entitled "Information Report. Update on Hughson Drive Study Area and outcome of the Unionville Sub-Committee Working Group (ZA 10 110091)" be received; and,
- 4) That the Record of the Public Meeting held on January 17, 2012 with respect to the proposed amendments to By-laws 1507, as amended, and 221-81, as amended, be received; and,
- 5) **That the interior side yard setback provision be considered further at Council; and,**
- 6) That the amendments to By-laws 1507, as amended, and 221-81, as amended, be approved; and further,

- 7) That the proposed amendments to By-laws 1507, as amended, and 221-81, as amended, be enacted without further notice.

CARRIED

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**\*\*Council at the January 24, 2012 meeting consented to add the following paragraphs (see Council minutes for final approval):**

- “6) That the following delegations at the January 24, 2012 Council meeting be received:**  
**- Marion Matthias**  
**- Anne Chang**  
**- Michael Baranowsky**  
**- Al Ladha**  
**- Jeremy Tio; and,**
- 7) That whereas Council has determined that changes to the provisions of By-law 2012-13 made after the public meeting are minor and that no further notice is required; Now therefore be it resolved as follows:**

**That By-law 2012-13 be revised to increase the side yard setback from “1.5 metres” to “1.8 metres”;**”

## **NEW BUSINESS**

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapthi

That the Committee consent to receive one ten-minute deputation regarding new business.

CARRIED BY 2/3 VOTE

## **4. NEW BUSINESS – DEPUTATIONS OVER-DEVELOPMENT AND MULTIPLE PROJECTS AT HIGHWAY 48 AND 16TH AVENUE AND THE ISLAMIC SOCIETY OF MARKHAM SITE PLAN APPLICATION TO FACILITATE A PLACE OF WORSHIP AT 6232 16TH AVENUE (SC 10 124170) (10.0)(10.6)**

Phil Richardson, President of Markham Residents for Responsible Community Planning (MRRCP), spoke of the concerns of the residents regarding overdevelopment in the Highway 48 and 16<sup>th</sup> Avenue area, particularly the proposals for a mosque and condominiums. Mr. Richardson referred to Town By-laws 2003-301 and 2003-300 providing for parking requirements and Places of Worship, and advised that he had provided staff with a copy of the study commissioned by MRRCP, which uses a different parking requirement formula than the Town's By-laws. Staff have provided the MRRCP with the revised plans for the mosque, reducing the size of the worship area.

The Ward Councillor agreed to convene a three-hour community meeting with as many of the Councillors as possible, within the next two weeks.

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:20 PM.

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