



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
October 11, 2011 - 7:00 p.m.
Council Chamber
Meeting No. 9

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

Biju Karumanchery, Senior Development Manager
Rick Cefaratti, Planner
Stephen Kitagawa, Senior Planner
Dave Miller, Manager, East District
Stacia Muradali, Planner II
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.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. WYKLAND ESTATES INC.
ZONING AMENDMENT APPLICATION
TO PERMIT ROOFED PORCHES TO ENCROACH
INTO THE REQUIRED YARD
WEST OF CORNELL CENTRE BLVD., SOUTH OF 16TH AVENUE
(ZA.11-121981) (10.5)**
[Memo](#)

The Public Meeting this date was to consider an application submitted by Wykland Estates Inc. for a Zoning By-law amendment to permit roofed porches to encroach into the required yard, west of Cornell Centre Blvd., south of 16th Avenue (ZA 11-121981).

The Committee Clerk advised that 539 notices were mailed on September 21, 2011, and five Public Meeting signs were posted on September 20, 2011. One written submissions was received regarding this proposal.

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

The Committee discussed the permitted use of the garage as a coach house, in Cornell. Staff confirmed that enclosure of the porch is not permitted.

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

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Colin Campbell

- 1) **That the written submission from Marcel Patel in support of the Zoning Amendment application by Wykland Estates Inc., be received; and,**
- 2) That the report dated October 11, 2011, entitled "Information Report, Wykland Estates Inc., Zoning Amendment application to permit roofed porches to encroach into the required yard, west of Cornell Centre Blvd, south of 16th Avenue, File No: ZA.11-121981" be received; and,
- 3) That the Record of the Public Meeting held on October 11, 2011, with respect to the proposed amendment to the Zoning By-law, be received; and,
- 4) That the application by Wykland Estates Inc. to amend the Town's By-law 177-96, as amended, be approved; and further,
- 5) That the proposed amendment to Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**2. GLENN & CHERYL HARRINGTON
ZONING AMENDMENT TO PERMIT
A BUSINESS OFFICE ON THE SUBJECT LANDS
(6882 14TH AVENUE)
(ZA 11 116392) (10.5)
R. Cefaratti, ext. 3675
[Report](#) [Attachment](#)**

The Public Meeting this date was to consider an application submitted by Glenn & Cheryl Harrington for a Zoning By-law amendment to permit a business office use within the existing residential dwelling at 6882 14th Avenue (ZA 11 116392).

The Committee Clerk advised that 45 notices were mailed on September 21, 2011, and a Public Meeting sign was posted on September 21, 2011. No written submissions were received regarding this proposal.

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

Staff clarified that the Secondary Plan does permit additional uses, and accommodates the proposed zoning by-law amendment. The Committee discussed traffic impacts and heritage issues. Staff identified the parking area, and advised that the Region has no concern with traffic issues. The Heritage Markham Committee will be reviewing the zoning and site plan applications.

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

Moved by: Councillor Logan Kanapathi
Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled "PRELIMINARY REPORT, Glenn & Cheryl Harrington, Zoning Amendment to permit a business office use within the existing residential dwelling at 6882 14th Avenue, File No. ZA 11 116392," dated September 13, 2011 be received; and,
- 2) That the Record of the Public Meeting held on October 11, 2011, with respect to the proposed amendment to the Town of Markham's Zoning By-law 304-87, as amended, be received; and,
- 3) That the application by Glenn & Cheryl Harrington to amend the Town's By-law 304-87, as amended, be approved; and further,
- 4) That the proposed amendment to the Town's Zoning By-law 304-87, as amended, be enacted without further notice.

CARRIED

**3. STARGRANDE CUSTOM HOMES CORP.
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 6330 16TH AVENUE (NORTH-EAST CORNER
OF 16TH AVENUE AND WILLIAMSON ROAD)
(ZA 11 119446 & SC 11 119447) (10.5, 10.6)**
[Report](#) [Attachment](#)

The Public Meeting this date was to consider an application submitted by Stargrande Custom Homes Corp. for a rezoning and site plan application to permit a townhouse development at 6330 16th Avenue, north-east corner of 16th Avenue and Williamson Road (ZA 11 119446 & SC 11 119447).

The Committee Clerk advised that 151 notices were mailed on September 21, 2011, and a Public Meeting sign was posted on September 7, 2011. Two written submissions were received regarding this proposal. A petition in opposition with 34 signatures, was received during the meeting.

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

Anthony Martelli, Vice-President of Greenpark, and Steve Schaeffer, Engineering Consultant for the applicant, made a brief presentation of the proposal. They provided assurances that purchasers will be made aware of the Mosque to be built in the vicinity. The applicant will continue to work with staff to resolve outstanding issues.

John Godden, Sustainability Consultant for the applicant, gave a presentation on the sustainability features of the development. A hand-out was provided, outlining Greenpark's eco friendly initiatives.

Discussions included issues relating to the environmental sensitivity of the area, connectivity for wildlife, improving the quality of the lake, dark-sky friendly features, bird strike prevention measures, and the potential for traffic lights at Williamson Road. It was noted that all the dwelling units are townhouses, rather than a mix of residential uses. The consultants advised that due to density and cost issues, highrises had been considered; however, a lower density of townhouse development, offered in a range of sizes, is being proposed.

Annette Carovouski spoke in opposition to the proposal and stated her concerns relating to the preservation of the sensitive lands; impacts on wildlife; increased traffic impacts as well as traffic from the Mosque; the increased number of school students; and, impacts on elderly citizens who comprise a large number of the Swan Lake residents. Ms. Carovouski noted that the traffic study had been prepared during the non-peak season.

William Lam presented a petition with 34 signatures from the neighbourhood in opposition, based on concerns for the preservation of Swan Lake and surrounding open areas, impacts on wildlife and the residents' enjoyment of the area, and impacts from increased traffic. Mr. Lam displayed a newspaper article from two years ago, regarding Swan Lake.

Susan Raponi spoke in opposition, and stated concerns for the safety of children on bicycles with regard to the increased traffic and construction.

The Committee discussed traffic issues, the entrances to the park through the development, and the potential to develop a path along the pond to complete the trailway. It was noted that the units adjacent to the pond will require special treatment to ensure they are compatible. Discussions included bike paths, sidewalks, and boarding of the construction site to ensure safety for the residents. Staff will continue to work with the applicant on the issues identified.

Staff was requested to check the notification range, with respect to the farthest street in the neighbourhood not being notified. It was later confirmed that notification had been provided to properties within 120 metres, and a sign had been posted on the subject property, as prescribed by the regulations of the Planning Act.

Moved by: Councillor Carolina Moretti
Seconded by: Deputy Mayor Jack Heath

- 1) That written submissions from Edgardo and Nelia Ocampo in support; and Paul and Claudette Larocque with comments; and a petition submitted by William Lam with 34 signatures in opposition, regarding the application by Stargrande Custom Homes Corp., be received; and,**
- 2) That the presentation by Anthony Martelli, Steve Schaeffer, and John Godden, representing the applicant, Stargrande Custom Homes Corp., be received; and,**
- 3) That the deputations by Annette Carovouski, William Lam, and Susan Raponi regarding the application by Stargrande Custom Homes Corp., be received; and,**
- 4) That the Development Services Committee report dated September 13, 2011 titled "PRELIMINARY REPORT, Stargrande Custom Homes Corp, Rezoning and site plan applications to permit a townhouse development at 6330 16th Avenue (north-east corner of 16th Avenue and Williamson Road), File Nos: ZA 11 119446 & SC 11 119447", be received; and,

- 5) That the Record of the Public Meeting held on October 11, 2011, with respect to the proposed amendment to Zoning By-law 304-87, as amended, be received; and further,
- 6) That the applications submitted by Stargrande Custom Homes Corp, to amend Zoning By-law 304-87, as amended, and for site plan approval be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:50 PM.

Alternate formats for this document are available upon request.
--