



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**MONDAY, DECEMBER 13, 2010 - 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**

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 Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Alan Brown, Director of Engineering  
Biju Karumanchery, Senior Development Manager  
R. Blake, Manager, West District  
Geoff Day, Senior Planner  
Gary Sellars, Senior Planner  
Alida Tari, Council/Committee Coordinator

**Regrets**

Councillor Carolina Moretti

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**1. B. MCGREGOR DEVELOPMENTS LTD.  
57 AND 59 BRIDLEFIELD LANE  
BLOCKS 90 AND 91, PLAN 65M-3168  
NORTH OF 16<sup>TH</sup> AVENUE, WEST OF STONEBRIDGE DRIVE  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO FACILITATE A 7 SINGLE DETACHED UNIT DEVELOPMENT  
ON A PRIVATE ROAD (ZA 07 110709) (10.5)**  
[Report](#) [Attachment](#)

Mr. Biju Karumanchery, Senior Development Manager advised the subject of the Public Meeting this date was to consider an application submitted by B. McGregor Developments Ltd. for Zoning By-law amendment to permit 7 single detached units North of 16<sup>th</sup> Avenue, West of Stonebridge Drive (ZA 07 110709).

The Committee Clerk advised that 155 notices were mailed on November 23, 2010, and two Public Meeting signs were posted on November 23, 2010. Five written submissions were received regarding this proposal.

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

The Committee inquired if any traffic study has been completed and staff advised that at this point a traffic study has not been requested because the application is only dealing with 7 units in total.

Ms. Maria Gatzios, Gatzios Planning on behalf of the landowner addressed the Committee and advised that with the initial application a traffic study was submitted and that 32 townhouses could be accommodated.

There was discussion with respect to the number of the trees that will be impacted by this development. The Committee requested that trees be replaced by the equivalent size in canopy of the trees being removed.

There was discussion regarding the responsibility of each dwelling owner towards the development as a whole. Staff pointed out that this was a common elements condominium and that the condominium corporation only looks after the private road and that the seven proposed dwellings will be individual privately owned dwellings.

Ms. Gatzios is requesting that the by-law be forwarded to Council for endorsement.

Moved by Councillor Alex Chiu  
Seconded by Councillor Logan Kanpathi

That the correspondence from Pat & Linda Cubellis, Zingzhong Chen & Xiaojuan Kang, Leoncia & Maria Teresita Co, William Chan & Siu Fun Ng and Stuart Taylor and Pauline King-Taylor be received.

CARRIED

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Alex Chiu

- 1) That the report entitled "Preliminary Report, B. McGregor Developments Ltd., 57 and 59 Bridlefield Lane, Blocks 90 and 91, Plan 65M-3168, North of 16<sup>th</sup> Avenue, west of Stonebridge Drive, Application for zoning by-law amendment to facilitate a 7 single detached unit development on a private road , File No.: ZA 07 110709", dated December 13, 2010 be received; and,
- 2) That the Record of the Public Meeting held on December 13, 2010, with respect to the proposed amendment to Zoning By-law 177-96, as amended, be received; and,
- 3) That the application by B. McGregor Developments Ltd. to amend Zoning By-law 177-96, as amended, be approved; and further,
- 4) That the proposed amendment to Zoning By-law 177-96, as amended, be finalized and enacted without further notice.

CARRIED

**2. PROCTOR INVESTMENTS LTD.  
APPLICATION FOR OFFICIAL PLAN  
AND ZONING BY-LAW AMENDMENTS  
34 PROCTOR AVE. THORNHILL  
(OP 10-121403 ZA 10-121404) (10.3, 10.5)  
[Report](#) [Attachment](#)**

Mr. Biju Karumanchery, Senior Development Manager advised the subject of the Public Meeting this date was to consider an application submitted by Proctor Investments Ltd. for Official Plan and Zoning By-law Amendments at 34 Proctor Avenue, Thornhill (OP 10 121403 & ZA 10 121404).

The Committee Clerk advised that 84 notices were mailed on November 23, 2010, and a Public Meeting sign was posted on November 21, 2010. 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.

There was discussion with respect to the current proximity guidelines regarding CN Rail. Mr. Murray Evans, Evans Planning addressed the Committee advising that the new engines are quieter with less vibration. He advised that an analysis for the vibration has been completed. Mr. Evans indicated that the 20 metre minimum rear yard setbacks is sufficient. The Ward Councillor suggested that a waiver needs to be signed by future residents and that the Town of

Markham should be absolved if anything should happen in the future such as a derailment. It was suggested that these conditions be included in a development agreement. Staff confirmed that the by-law will only be brought forward to Council once all the appropriate conditions are in place.

There was brief discussion with respect to the tributary and flooding issues.

The Committee inquired about the proposed location of the driveways and suggested that a hammer head be considered to minimize the amount of hard surface.

Moved by Regional Councillor Joe Li  
Seconded by Councillor Valerie Burke

- 1) That the Development Services Commission report dated November 2, 2010, titled PRELIMINARY REPORT - Proctor Investments Ltd., Applications for Official Plan and Zoning By-law Amendments at 34 Proctor Ave. Thornhill OP 10-121403 & ZA 10-121404, be received; and,
- 2) That the Record of the Public Meeting held on December 13, 2010, with respect to the applications by Proctor Investments Ltd. for Official Plan and Zoning By-law Amendments 34 Proctor Ave. Thornhill, be received; and,
- 3) That the applications by Proctor Investments Ltd. for an Official Plan Amendment to redesignate the subject lands in the Thornhill Secondary Plan from Medium Density Housing to Low Density Housing and, to amend By-law 2237 as amended, to permit single detached dwellings, be approved; and further,
- 4) That the proposed Official Plan Amendment to redesignate the subject lands in the Thornhill Secondary Plan from Medium Density Housing to Low Density Housing and, an amendment to Zoning By-law 2237 as amended, to permit single detached dwellings, be enacted; and further,
- 5) That the By-law and Official Plan Amendments be brought forward once the Noise and Vibration Report prepared by J. E. Coulter and Associates Limited has been approved to the satisfaction of the Director of Engineering and a development agreement has been executed by the applicant and the Town to address outstanding CN Rail noise and safety issues.

CARRIED

**3. UPPER UNIONVILLE INC.  
NORTHEAST CORNER OF 16<sup>TH</sup> AVENUE  
AND KENNEDY ROAD WITHIN THE  
BERCZY VILLAGE SECONDARY PLAN AREA  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION  
APPROVAL AND IMPLEMENTING ZONING BY-LAW AMENDMENTS  
(SU 10 118874 (19TM-10003) AND ZA 10 118878) (10.7, 10.5)  
[Report](#) [Attachment](#)**

Mr. Biju Karumanchery, Senior Development Manager advised the subject of the Public Meeting this date was to consider applications submitted by Upper Unionville Inc. for draft plan of subdivision and zoning by-law amendments for the Northeast corner of 16<sup>th</sup> Avenue and Kennedy Road within the Berczy Village Secondary Plan Area (SU 10 118874 & ZA 10 118878).

The Committee Clerk advised that 571 notices were mailed on November 23, 2010, and two Public Meeting signs were posted on November 22, 2010. Eighteen written submissions were received regarding this proposal. Councillor Don Hamilton advised the Committee that he personally delivered an additional 565 notices related to this application.

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

Mr. David Stewart, TACC Developments addressed the Committee briefly outlining the proposed applications from Upper Unionville Inc.

Mr. Roy Mason, KLM Planning addressed the Committee and outlined the policy documents that apply to the subject property noting that they are not applying for an Official Plan Amendment.

Mr. Wimmer, MBTW addressed the Committee and delivered a PowerPoint presentation providing an overview of the details for the proposed development.

The Committee inquired about the proposed modal split. The traffic engineer indicated that the first phase will have a 15% modal split and the second phase is anticipated to increase to 20% modal split.

There was brief discussion related to the Bur Oak tree and ensuring it is properly preserved.

Ms. Jeanne Ker-Hornell, Heritage Markham addressed the Committee with respect to the proposed Upper Unionville applications and stated concerns with Heritage issues. She believes that the Philip Eckardt Log House should be purchased by the Town of Markham. Ms. Ker-Hornell is requesting that the Berczy family names be used throughout the development. She would like to be included in any future established subcommittee dealing with street naming.

Mr. Peter Miasek, Unionville Ratepayers Association (URA) addressed the Committee regarding the proposed Upper Unionville applications and stated that currently the URA has no official position on the proposal. Individually he is generally supportive of this development. Mr. Miasek is requesting a copy of the traffic study and that additional consideration be given to bicycle and pedestrian connectivity.

Ms. Yumei Chen, Unionville resident addressed the Committee with respect to the proposed Upper Unionville applications and stated concerns. She believes that this area is currently congested and is concerned with the safety for the kids in the existing neighbourhoods (primarily on Longwater Chase).

Mr. Michael Byrnes, Markham resident addressed the Committee regarding the proposed Upper Unionville applications and stated concerns. He believes that the 120 metre radius for notification is insufficient for a development of this magnitude.

The Committee pointed out that the 120 metre radius for notification is legislated through the *Planning Act* and that a Council resolution would be required to expand the radius.

Ms. Nancy Tennyson, Unionville resident addressed the Committee with respect to the proposed Upper Unionville applications and stated concerns related to current traffic issues.

Mr. Paul Binhammer, Unionville resident addressed the Committee regarding the proposed Upper Unionville applications and stated concern with the lack of proposed greenspace within this development. He is suggesting that more be done to ensure planting of native species.

Mr. Leo Genova, Unionville resident addressed the Committee with respect to the proposed Upper Unionville applications and stated concern with the current and future traffic congestion in this area.

Mr. Brian Kum, Markham resident addressed the Committee regarding the proposed Upper Unionville applications and spoke in opposition.

Ms. Riza Powell, Markham resident addressed the Committee with respect to the proposed Upper Unionville applications and spoke in opposition. She advised that she has a signed petition of approximately 20 residents on her street that are in opposition to this proposal. Ms. Powell inquired about the proposed schools.

Staff confirmed that two elementary schools will be developed (Separate and Public) but not a highschool that was initially proposed along 16<sup>th</sup> Avenue.

Mr. Michael Noorden, Markham resident addressed the Committee regarding the proposed Upper Unionville applications and spoke in opposition. He inquired of the proposed timeline for this development.

Mr. Stewart Loheep, Markham resident addressed the Committee with respect to the proposed Upper Unionville applications and stated concerns with the current and future traffic congestion.

Staff noted that they will try to work with the IT department to upload tonight's presentations.

Mr. Stewart advised that they support preserving the Heritage dwellings and welcome future discussion with the Town regarding the Philip Eckardt Log House. He indicated that their traffic model does not require any traffic infiltration to the neighbourhoods to the south. Mr. Stewart is in support of reduced speed zones. He pointed out that the land use for this property has been designated and the applicant is simply implementing the density that is permitted on this land.

Mr. Alan Brown, Director of Engineering addressed the Committee regarding the traffic infiltration and advised that once they have the completed traffic counts staff will meet with Councillor Hamilton to review the results. He also advised that there are solutions that will control the traffic issues raised.

The Committee suggested that the traffic issues and other issues be directed to the Unionville Subcommittee to ensure that residents may have another opportunity to comment on this proposal.

The Committee inquired about the cemetery and what the relation will be with the community. Staff advised that the cemetery will be expanded and will be incorporated to look like greenspace and the entry off Kennedy Road will be closed.

The Committee inquired whether the Community to the east has been consulted. Staff have not had any discussions with the Church to date. The Committee suggested that staff review the current proposal to narrow the walkway leading to the Separate Elementary School.

Staff indicated that the applicant is working with the York Region with respect to the inflow and infiltration pilot project.

Deputy Mayor Jack Heath and Councillor Don Hamilton are requesting that the lawsuit between certain Members of Council and the landowner be dismissed.

There was discussion regarding a dedicated bus shuttle to be considered by YRT to service this development.

There was discussion with respect to the sustainable aspects related to this proposed development and the participation in the York Region SHIP program.

The Committee thanked everyone for coming out to express their opinions.

Moved by Councillor Alex Chiu  
Seconded by Councillor Don Hamilton

That the correspondence from Oliver Cheung, John Staniford, Patrick Woo, Howard Ng, Patricia Khamia, Larry Cuozzo, Phyllis Gates, Michéy Poon, Robin & Deborah Carlyle, Gar Chow & Wai Mei Ma, W H Jackson, Valerie Yap, Bob Knapp, Jiong Fan and Qian Liu, Terri & Brian Daniels, Residents of Redwood Lane, Michael Byrnes and Al & Kathy Shaw be received.

CARRIED

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Alex Chiu

- 1) That the Development Services Commission report dated November 2, 2010, entitled, "Preliminary Report, Upper Unionville Inc., Northeast corner of 16<sup>th</sup> Avenue and Kennedy Road within the Berczy Village Secondary Plan area, Applications for draft plan of subdivision approval and implementing zoning by-law amendments, File No.'s: SU 10 118874 (19TM-10003) and ZA 10 118878", be received; and,
- 2) That the Record of the Public Meeting held on December 13, 2010, with respect to the applications by Upper Unionville Inc., for draft plan of subdivision approval and implementing zoning by-law amendments, be received; and further,
- 3) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

The Development Services Public Meeting adjourned at 10:18 PM.

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