



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING

2010-11-02 - 7:00 p.m.

Council Chamber

Meeting No. 10

All Members of Council

Development Services

Chair: Councillor J. Webster

Vice-Chair: Councillor D. Horchik

Attendance

Mayor F. Scarpitti

Deputy Mayor J. Heath

Regional Councillor J. Jones

Regional Councillor G. Landon

Councillor V. Burke

Councillor D. Hamilton

Councillor C. Moretti

Councillor J. Webster

Councillor L. Kanapathi

Councillor A. Chiu

B. Karumanchery, Senior Development Manager

S. Heaslip, Senior Project Coordinator

A. Henriques, Planner II

R. Kendall, Manager, Central District

A. Tari, Committee Clerk

Regrets

Regional Councillor J. Virgilio

Councillor E. Shapero

Councillor D. Horchik

DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

**1. LAND USE STUDY
HUGHSON DRIVE, LUNAR CRESCENT
ANKARA COURT, POLARIS DRIVE AND
WEST END OF ATHENS DRIVE (10.0)**
[Report](#) [Figures 1 and 2](#) [Table 3](#) [Appendix 1](#)

Mr. Biju Karumanchery, Senior Development Manager advised the subject of 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 133 notices were mailed out on October 13, 2010 and that the notice was published in the Markham Economist and Sun, Markham Page on October 14, 2010. Ten written submissions were received.

Mr. Nick McDonald, Principal, Meridian Planning Consultants delivered a PowerPoint presentation regarding the intent of the land use study review, the recommended approach and a description of the proposed zoning amendments. He pointed out that all existing development will be recognized by the proposed by-law and would be legal nonconforming.

Mr. Pierre Trautmann, area resident addressed the Committee regarding the proposed Land Use Study and stated some concerns. He has concerns with the proposed interior and exterior set backs. Mr. Trautmann believes that this proposal does not fit with the precedent that has already been set as a result of the Ontario Municipal Board decision for the property at 10 Hughson Drive.

Mr. John Olaes, area resident, addressed the Committee with respect to the proposed Land Use Study and spoke in opposition.

Mr. Jeremy Tio, area resident, addressed the Committee regarding the proposed Land Use Study and spoke in opposition. He believes that properties that abut the commercial plaza should not have the same restrictions.

Mr. Michael Baranowsky, area resident, addressed the Committee with respect to the proposed Land Use Study and spoke in support.

Ms. Anne Chang, area resident, addressed the Committee regarding the proposed Land Use Study and spoke in support.

Ms. Helen Antonopoulos, on behalf of her parent's home at 14 Hughson Drive, addressed the Committee with respect to the proposed Land Use Study and spoke in opposition.

Staff advised that if this by-law is endorsed, individuals will continue to have the opportunity to apply for a lot severance but with the new standards in place that would have to be considered by the Committee of Adjustment.

Mr. McDonald addressed the Committee advising that he will speak with the owner at 22 Hughson Drive and provide him with the details of the minor variance that was granted for his property in 1999. He pointed out that this area was not included as part of the Town's intensification area. Mr. McDonald advised that generally in Ontario people do not have development rights rather it is a strong policy directed system.

There was discussion regarding Ontario Municipal Board (OMB) decision for 10 Hughson Drive. It was pointed out that the OMB decision was made prior to the interim control by-law being in place and prior to this study.

Moved by Councillor A. Chiu
Seconded by Councillor C. Moretti

That the correspondences from Jeremy Tio, Joseph & Irene Marosi, Tony Cheung & Gina Wu, Mr. & Mrs. K. Leung, Pui Yu Tam & Shang Hung Pan, Anne Chang, Mr. & Mrs. Pan, Lloyd & Dorothy Tennyson, Constance Stephenson, Colin Padgett and Michael Tam, be received.

CARRIED

Moved by Mayor F. Scarpitti
Seconded by Regional Councillor J. Jones

- 1) That the Development Services Commission report dated June 15, 2010, entitled "Preliminary Report. Land Use Study, Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and west end of Athens Drive", be received; and,
- 2) That the Record of the Public Meeting held on November 2, 2010, with respect to the proposed recommendations of the Land Use Planning Report prepared by Meridian Planning Consultants and proposed zoning by-law amendments to By-laws 1507 and 221-81, implementing new zoning standards for the study area, be received; and further,
- 3) That staff be directed to prepare a report and recommendation for the new zoning standards within the study area, implemented by amendments to By-laws 1507 and 221-81.

CARRIED

2. PRELIMINARY REPORT
ELIO ANTONEL
PROPOSED TEMPORARY ZONING BY-LAW AMENDMENT
TO PERMIT A RANGE OF COMMERCIAL USES SUCH AS
COMMERCIAL SCHOOLS, BANKS/FINANCIAL INSTITUTIONS,
MEDICAL CLINICS AND BUSINESS/PROFESSIONAL OFFICES
4151 HIGHWAY 7 EAST, ZA 10 119996 (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 Elio Antonel for a proposed temporary Zoning By-law amendment to permit a range of commercial uses at 4151 Highway 7 East (ZA.10 119996).

The Committee Clerk advised that 1594 notices were mailed on October 13, 2010, and a Public Meeting sign was posted on October 12, 2010. Notice of this meeting was also published in the Markham Economist and Sun on October 21, 2010. One written submission was received regarding this proposal.

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

Ms. Donna Church, area resident addressed the Committee with respect to the proposed application by Elio Antonel and spoke in opposition. She believes that if this temporary use by-law is approved it would be incongruous to Markham Centre, have a negative impact on traffic and she is concerned with the temporary use by-law potentially being extended beyond the three year period.

There was brief discussion regarding the proposed Riverside Drive.

The Committee inquired if the applicant is aware that the temporary use by-law is only for three years. Staff advised that the applicant is aware of the future development of these areas and the existing policy framework.

Moved by Councillor A. Chiu

Seconded by Councillor L. Kanapathi

That the correspondence from Ms. Yvonne Chiu be received.

CARRIED

Moved by Mayor F. Scarpitti
Seconded by Councillor D. Hamilton

- 1) That the Development Services Commission report dated September 21, 2010 entitled "Preliminary Report. Elio Antonel, Proposed Temporary Zoning By-law Amendment to permit a range of commercial uses such as commercial schools, banks/financial institutions, medical clinics and business/professional offices at 4151 Highway 7 East" be received; and,
- 2) That the Record of the Public Meeting held on November 2, 2010, with respect to the proposed amendments to By-law 304-87 be received; and further,
- 3) That staff be directed to prepare a report and recommendation for the application by Elio Antonel to amend By-law 304-87.

CARRIED

**3. STRINGBRIDGE INVESTMENTS LIMITED
SOUTHWEST QUADRANT OF HIGHWAY 7
AND SOUTH TOWN CENTRE BOULEVARD
APPLICATION FOR ZONING BY-LAW AND
PRECINCT PLAN AMENDMENTS
(ZA 10 109997) (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 Stringbridge Investments Ltd. for Zoning By-law amendments (ZA 10 109997).

The Committee Clerk advised that 2473 notices were mailed on October 13, 2010, and a Public Meeting sign was posted on October 13, 2010. Public meeting notice was also published in the Markham Economist and Sun on October 14, 2010. Three written submissions were received regarding this proposal.

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

There was discussion regarding the current zoning permissions.

Ms. Elizabeth Howson, Macaulay, Shiomi Howson Ltd. addressed the Committee regarding the Stringbridge Investment Limited proposal advising that the proposed hotel is a prestige hotel that requires residential uses as part of the complex to be successful. She spoke to the issue of employment uses on the remaining lands and advised that this proposal is not intended to change what has already been approved on these lands.

Mr. Jim Kirk of Malone Given Parsons Ltd. on behalf of Jason Captain of Hospitality Inc. addressed the Committee regarding the Stringbridge Investment Limited proposal to incorporate a prestige hotel into the development. He indicated that the prospect of residential on this property complies with the Markham Centre Secondary Plan and the uses being proposed with the exception of residential uses, comply with the current zoning.

Mr. Harry Khristakis, HCA Architecture, delivered a PowerPoint presentation outlining the Stringbridge Investment Limited proposal at the southwest quadrant of Highway 7 and South Town Centre Blvd.

The Committee stated concern with the aesthetics and that it resembles apartment blocks. There was brief discussion with respect to the future potential of increasing the building height on the west side of the property to decrease the building heights on the east side in order to reduce the impact on existing apartments in the area.

The Committee discussed the traffic impact of the proposed development.

Mr. Allan Leibel, Goodmans LLP, on behalf of Hilton Suites Hotel addressed the Committee regarding the Stringbridge Investment Limited application and spoke in strong opposition. He believes the subject property should be developed for employment and commercial uses and not replaced with residential uses.

There was considerable discussion regarding the loss of employment uses at a prime location for prestige high rise office and other high quality employment uses, and whether that loss can be accommodated on the remaining Stringbridge lands.

Moved by Councillor A. Chiu
Seconded by Councillor D. Hamilton

That the correspondences from Allan Leibel of Goodmans LLP, John Wan, Louis Luk and Mebs Rajwani, be received.

CARRIED

Moved by Deputy Mayor J. Heath
Seconded by Councillor D. Hamilton

- 1) That the staff report dated June 15, 2010 titled "PRELIMINARY REPORT, Stringbridge Investments Limited, Southwest quadrant of Highway 7 and South Town Centre Boulevard, Application for Zoning By-law and Precinct Plan Amendments, File No. ZA 10 109997," be received, and,

- 2) That the record of the Public Meeting held on November 2, 2010 with respect to the application by Stringbridge Investments Limited for zoning by-law amendment, be received; and,
- 3) That staff be directed to prepare a report and recommendation for the Stringbridge Investment Limited applications; and further,
- 4) 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 9:42 PM.

Alternate formats for this document are available upon request.
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